

Nassawadox Town Plan

Adopted February 11, 1991

Prepared by:
Nassawadox Town Planning Committee

Honorable Patricia S. Stith, Mayor
Honorable Claude F. Jones
Mrs. Marsha D. Carter
Mr. A. Wayne Mears
Mr. George B. Satchell
Dr. Drury M. Stith

Adopted by:
The Nassawadox Town Council

Honorable Patricia S. Stith, Mayor
Honorable Jeff Walker
Honorable Claude F. Jones
Honorable Elizabeth J. Rodgers
Honorable John Hallett, Sr.
Honorable Felton T. Sessoms
Honorable Louise Church

Technical Assistance Provided by the:
Northampton County Joint Local Planning Commission
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Accomack-Northampton
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I. INTRODUCTION

The Comprehensive Plan

The purpose of a comprehensive plan is to give direction to both public and private decisions so that the most beneficial arrangement of land uses can be recognized. The comprehensive plan also facilitates the orderly and economic provision of public services for present and future residents.

A comprehensive plan provides a basis for intelligent discussions by town residents and elected representatives concerning the future development of their community. It also coordinates decision making within and between public and private activity in the endeavor to achieve a healthy and balanced environment, as well as a high quality of life.

The most frequently asked question concerning the process of comprehensive planning is: "Why bother to do it?" One reason is that every governing body in the Commonwealth is required to adopt a comprehensive plan. But more importantly, an adopted comprehensive plan can provide a backbone and framework for decision making in Nassawadox. A comprehensive plan attempts to address and anticipate aspects of a community that are crucial in determining the overall quality of life that its residents presently enjoy and hope to preserve in the future. Past experience has shown that planning and foresight are essential to a community's health. Once undesirable development begins, is recognized, and addressed, it is often too late to take effective measures to prevent it.

To be effective, the plan must be geared toward the social, economic, and environmental provisions that currently prevail. Yet at the same time, it must promote the balanced services, environment, and facilities required by the populace of the future. By adopting such a plan, decisions which will be made, monies which will be spent, and programs which will be initiated or amended can be accomplished in an orderly and logical manner.

More specifically:

- An economically healthy balance of land uses is represented in a comprehensive plan. This provides a framework for consideration of rezoning applications; and
- Use permits, subdivision plats, site plans and general development proposals can be reviewed within a more comprehensive frame of reference and not approached on a piecemeal basis; and

- Programs for the improvement and/or expansion of public utility systems can be undertaken in a more judicious manner; and
- Public services and facilities can be provided in a more economical and efficient manner; and
- A comprehensive plan will promote the accommodation of a wide variety of housing types, densities, and price ranges and should accommodate housing demands of all income levels; and
- Once officially recognized, features of architectural or historical significance and areas of natural beauty can be more effectively preserved, protected, and integrated into an orderly pattern of development.

State Planning Legislation

The process and purpose of the Comprehensive Plan is outlined clearly in the Code of Virginia, Title 15.1, Article 4, Section 446 through Section 457. This section of the Code is presented below. The commission referred to in the Code is the local Planning Commission.

"In the preparation of a comprehensive plan the commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of its territory and inhabitants. The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants."

"The comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use as the case may be."

"Such plan, with accompanying maps, plat, charts, and descriptive matter, shall show the commission's long-range recommendations for the general development of the territory covered by the plan. It may include, but need not be limited to:

- The designation of areas for various types of public and private development and use, such as different kinds of residential, business, industrial, agricultural, conservation, recreation, public service, flood plain and drainage, and other areas;

- The designation of a system of transportation facilities such as streets, roads, parkways, railways, bridges, viaducts, waterways, airports, ports, terminals, and other like facilities;
- The designation of a system of community service facilities such as parks, forests, schools, playgrounds, public buildings and institutions, hospitals, community centers, waterworks, sewage disposal or waste disposal areas, and the like;
- The designation of historical areas and areas for urban renewal or other treatment; and an official map, a capital improvements program, a subdivision ordinance, and a zoning ordinance and zoning district maps."

"In the preparation of a comprehensive plan, the local commission shall survey and study such matters as the following:

- Use of land, preservation of agricultural and forestal land, production of food and fiber, characteristics and conditions of existing development, trends of growth or changes, natural resources, population factors, employment and economic factors, existing public facilities, drainage, flood control and flood damage prevention measures, transportation facilities, the need for housing, and any other matters relating to the subject matter and general purposes of the comprehensive plan.
- Probable future economic and population growth of the territory and requirements therefor."

"The comprehensive plan shall recommend methods of implementation. Unless otherwise required by this chapter these may include but need not be limited to:

- An official map;
- a capital improvements program;
- a subdivision ordinance; and
- a zoning ordinance and zoning district maps."

"Whenever the local commission shall have recommended a comprehensive plan or part thereof for the county or municipality and such plan shall have been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, no street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than railroad facility, whether publicly or privately owned, shall be constructed, established or

authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the local commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination the commission may, and at the direction of the governing body shall, hold a public hearing."

"The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of the membership thereof. Failure of the commission to act within sixty days of such submission, unless such time shall be extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the local commission to the governing body within ten days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. A majority vote of the governing body shall overrule the commission."

"Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless involving a change in location or extent of a street or public area."

"Any public area, facility or use as set forth which is identified within, but not the entire subject of, submission under either 15.1-475 for subdivision or 15.1-491 for development or both may be deemed a feature already shown on the adopted master plan, and therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to 15.1-491."

The Code of Virginia also provides requirements for Plan review in Title 15.1, Section 454.

"At least once every five years the comprehensive plan shall be reviewed by the local commission to determine whether it is advisable to amend the plan."

II. INVENTORY AND ANALYSIS

Location

The Town of Nassawadox is located in Northampton County on the lower portion of the Eastern Shore of Virginia (Map 1). The Eastern Shore of Virginia includes Accomack and Northampton Counties and forms the easternmost part of Virginia's Coastal Plain physiographic province. The peninsula is bounded on the east by the Atlantic Ocean, on the west and south by the Chesapeake Bay, and on the north by the state of Maryland. The peninsula is connected to the Virginia mainland by the Chesapeake Bay Bridge-Tunnel.

Historical Perspective

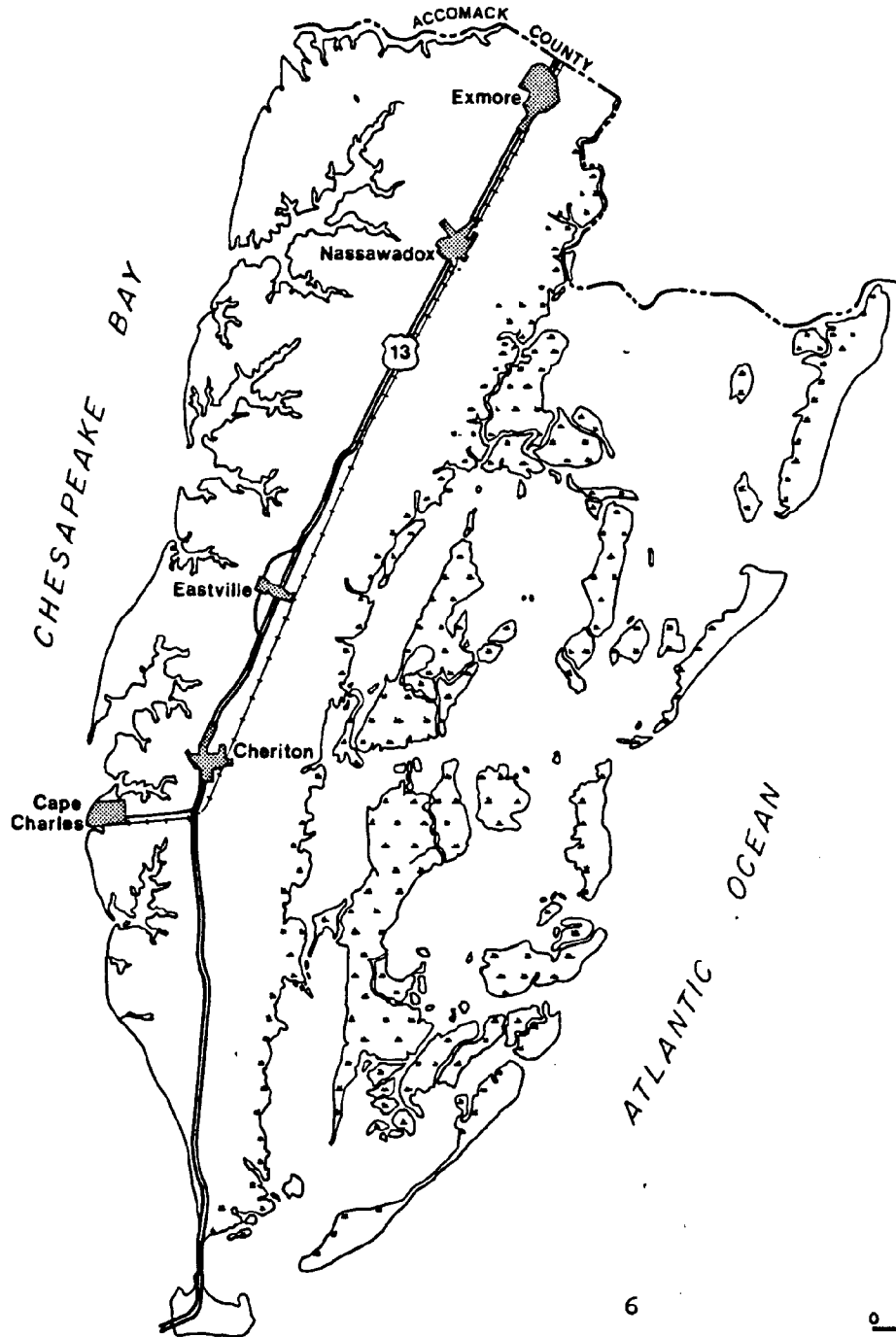
History of the Area. The Eastern Shore of Virginia was one of the original eight (8) counties (shires) of the Commonwealth, when Virginia was divided for governmental purposes in 1634. The Eastern Shore was originally one county named Accomack. Accomack is a shortened version of Accawmacke which was the indian name for the area. In 1643, the Commonwealth changed the name of the County from Accomack to Northampton. The Commonwealth divided the County in 1663 and named the lower portion Northampton and the upper portion Accomack. In 1690, the County seat of Northampton County was established in the Town of Eastville.

Northampton County, for political purposes, is divided into three magisterial (election) districts. The three districts are named the Eastville District, the Franktown District, and the Capeville District. Nassawadox is located in the Franktown District. Northampton County is governed by a six member Board of Supervisors. The Board consists of two representatives from each magisterial district. There are five incorporated Towns in Northampton County. Each of the five towns elects a mayor and Town Council to attend to town business.

Nassawadox History. According to Ralph T. Whitelaw's, Virginia's Eastern Shore, Vol. I, 1957, there were five patents of 600 acres to 1200 acres, centered on the present Nassawadox cross-road (around Route 606). The owners of the plantations or large farms bordering present-day Nassawadox included Thomas Badger in 1811, John Carpenter in 1809, John T. Elliott in 1833, James W. Rogers in 1857, Rowland Doughty in 1838, Obedience Kelly in 1837, Thomas T. Upshur heirs (Brownsville) in 1910 and Orris A. Browne (Woodstock) 1897.

In 1884, there was little evidence of a community or town. Through the efforts of area residents, the mail route for the Eastern Shore went through Nassawadox. John T. Rogers was a major contributor in the establishment of the mail route through the Town. Soon after the mail route was established a post office was built with

INSERT MAP 1
Location Map



office of the Virginia Health Department. The exception may be new development associated with the Northampton-Accomack Memorial Hospital which currently operates a waste water treatment facility. A soil survey is one tool a locality can use to determine the general capability of land. However, a site by site examination of a specific area must be conducted to determine proper development procedures.

A comprehensive soil survey for Northampton County was published in 1990. The soil survey can be used to identify the general location of soil associations. A soil association is an area of land comprised by one or more soil types that occur in a characteristic pattern. The association may consist of soils that are similar or that differ widely in characteristics. Each soil association, however, has a certain repeating pattern of soils and other features that give it a characteristic landscape.

Preliminary analysis of the 1990 Northampton County soil survey provides the soil association classifications for the Town. These classifications are exhibited on the Nassawadox Soil Map, (Map 2). Below is a description of the soil associations found in Nassawadox.

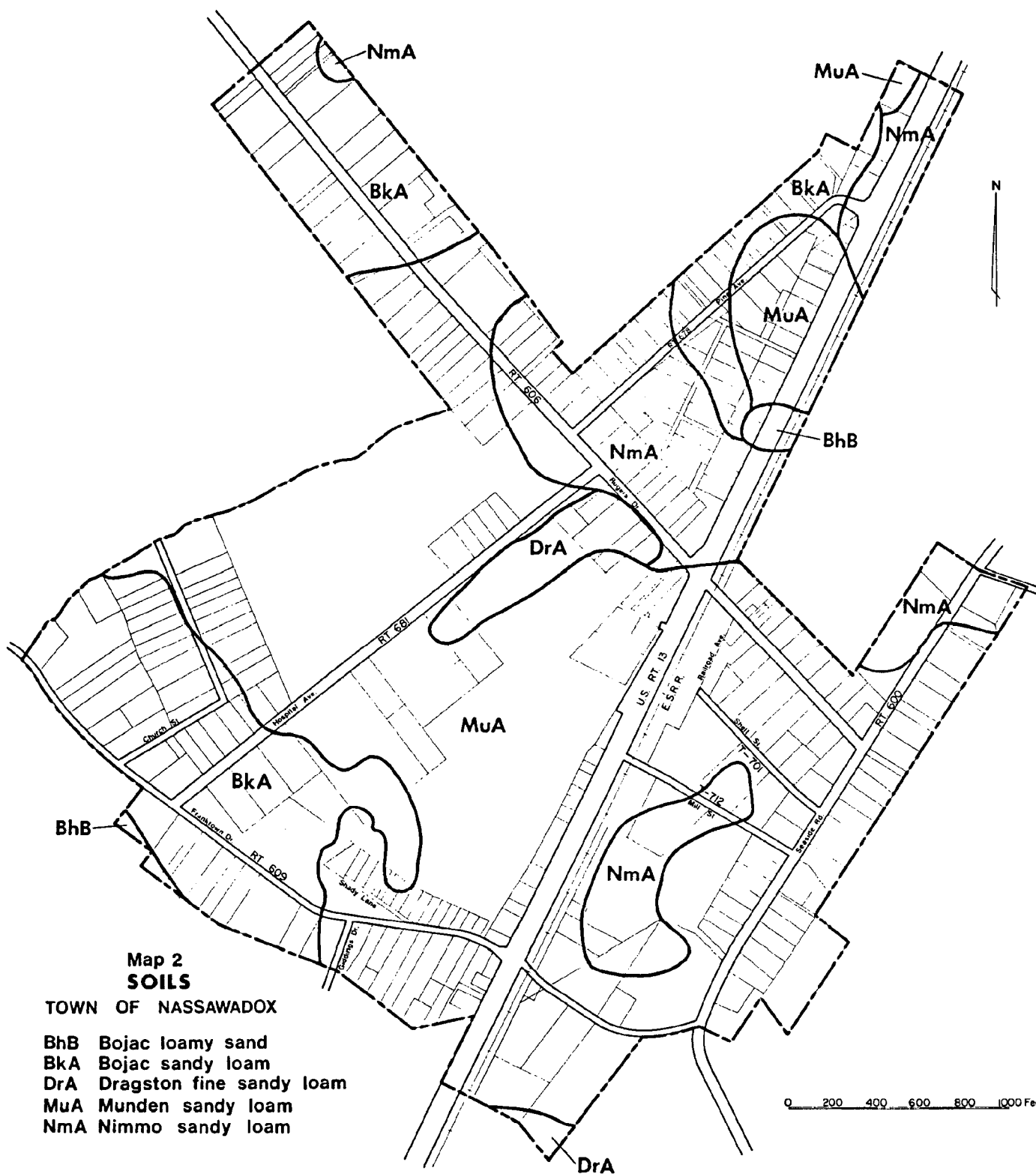
Bojac - Munden - Molena: The soils of this association are mostly level and well drained. They are considered to be the best soils, generally, for development. However, problems with erosion, excessive wetness, and shallowness do exist in some areas.

Nimmo - Munden - Dragston: The soils of this association are nearly level, but with the exception of the Munden sandy loam, are poorly drained and, therefore, not always suitable for development. The Munden sandy loam is moderately well drained and as a basic soil type is usually suitable for development.

Nimmo - Arapahoe: The soils of this association are nearly level but poorly drained. If these soils are properly drained, they may be suitable for development. However, these soils are generally not the best for development purposes.

Carolina Bays. Carolina bays, prominent geomorphic features of the Eastern Shore of Virginia, are wet, shallow, elliptical depressions. Poquoson is the technical name for a Carolina Bay. These land forms occur along the Atlantic Coastal Plain from Florida to New Jersey. Carolina bays on the Eastern Shore occur from sea level to the highest elevations on the peninsula. However, most of the bays are located along the central part of the mainland. Nassawadox does not have a Carolina bay within its incorporated limits. However, Carolina bays are found adjacent to the Town limits.

Formation of a Carolina bay is marked by a pronounced rim giving the feature a circular or ellipsoidal shape. In aerial photography



the rim appears higher in elevation and lighter in color than the interior. The interior of the bay appears as an oval depression and is darker in color than the rim, indicating wetness. The soil type found in the interiors of Carolina bays is Nimmo. Nimmo is a wet soil that does not percolate and is unsuited to development. Interiors of Carolina bays could be important non-tidal wetland areas.

Ground Water. The availability of water will play an ever increasing role in the development of the Eastern Shore and the Town. The water needs of the Eastern Shore, except for a portion of irrigation water, are supplied by ground water. No major streams or any other surface water supplies exist to aid in providing potable water for human needs. Ground water is replenished by rainfall.

The Eastern Shore ground water system is generally in a dynamic equilibrium. When water is pumped from the aquifers, changes in the equilibrium occur. An optimum balance between withdrawal and recharge, defined as the safe yield, can be maintained through the continuous observation of water levels and water quality. Problems that occur when this balance is interrupted can be classified into the following three main categories:

Saltwater intrusion - Pumping close to the bay or ocean or close to the bottom interface will cause the interface to move towards the well field and eventually contaminate the aquifer.

De-watering - Excessive pumping of the aquifer will cause consolidation of the formation making it poorly transmissible and reducing its storage capacity.

Well interference - This is probably the largest problem in the county. Wherever large quantities of water are withdrawn, a cone of depression will develop and thus lower the water level in the aquifer. Smaller pumps and shallow wells will not be able to work against the increased draw down and water cannot be delivered.

In recognition of the importance of the ground water resource, the Eastern Shore was declared a Groundwater Management Area in 1976. The major impact of this designation was that all ground water users of 10,000 gallons per day (gpd) or more were subject to a Virginia State Water Control Board (VSWCB) permit process. While agricultural users are exempt from this process, most agricultural users participate in a voluntary reporting program. The designation has also resulted in a number of research efforts by the VSWCB and the U.S. Geological Survey (USGS).

Ground Water Aquifers. For purposes of this plan, aquifers are classified into three types: 1) Pleistocene aquifers, also known as the water table, at 0 feet - 45 feet of depth yielding generally poor quality water; 2) Miocene aquifers at 45 feet to 450 feet of

depth yielding good quality water; and 3) Upper Crustaceous aquifers at 1,100 feet of depth on Tangier Island, deeper on the mainland, which yield good quality water on Tangier but salty water on the mainland of the Eastern Shore.

The Pleistocene and Miocene aquifers are recharged primarily by rainfall, estimated to average 43 inches annually on the Eastern Shore. The upper Crustaceous aquifer is more complex. The water in this aquifer originates from sources across and under the Chesapeake Bay, and is recharged from a number of sources. The water contained in the upper Crustaceous is very salty and cannot be used as a potable water source.

Ground Water Quantity. The total available water supply on the Eastern Shore is difficult to determine. A 1982 VSWCB study estimated total volume for the Eastern Shore to be at least 17 million gallons per day (mgd). The 1987 VSWCB Eastern Shore Water Supply Plan has revised these estimates upward to 29 - 78 mgd. VSWCB methods of determining these estimates appear to be generalized and the estimated degree of certainty appears to be low. Fortunately, more studies are presently being undertaken by the VSWCB and the USGS which will provide better estimates in the spring of 1991.

Nevertheless, current available estimates of total Northampton County ground water supply appear to be in the range of 9.4 mgd to 23.8 mgd. This estimate is an Accomack-Northampton Planning District Commission (A-NPDC) staff extrapolation of VSWCB data in the 1987 Eastern Shore Water Supply Plan.

Ground Water Quality. The 1987 Eastern Shore Water Supply Plan by the VSWCB indicates that the quality of water from the Miocene aquifers is generally good, though moderately hard. There are localized iron problems throughout the county. Fluoride levels are very low or absent. Some shallow wells are slightly brackish due to saltwater contamination. Some shallow wells have shown evidence of high nitrate levels, indicating contamination from organic wastes. Deeper wells have also shown some evidence of high chloride levels, but there has been no sign of nitrate contamination in the deeper wells.

Ground Water Demand. The VSWCB estimates that total 1986 ground water demand for the Eastern Shore was 14.5 mgd. Currently, the only major pumping station in the Nassawadox area is the Northampton-Accomack Memorial Hospital with an average daily use of .073 mgd. The Towns of Exmore, Eastville, and Cape Charles currently provide municipal water service to their residents in Northampton County. Exmore currently withdraws .122 mgd of ground water, Eastville uses .036 mgd of ground water and Cape Charles uses .181 mgd of ground water. Significant industrial ground water users in the County include H. Allen Smith Seafood, Inc. at .060

mgd, American Original, Inc. at .109 mgd and Bay Shore Concrete at .065 mgd.

Irrigation is another type of ground water usage in the county. Data on irrigation usage is currently being collected through the Virginia Polytechnical Institute & State University (VPI&SU) Extension Service in the county. Irrigated land in Northampton County doubled between 1982 (4,174) and 1986 (9,547). The Service estimates that 2.3 mgd was the average daily use in 1986 for irrigation purposes. However, during the main irrigation period of May 20 to August 20, approximately 8.9 mgd were used for irrigation.

Surface Water Quality. The Northampton-Accomack Memorial Hospital operates a small biological treatment system which discharges to Warehouse Creek, a tributary to Nassawadox Creek. The system was upgraded in 1982, and now receives both the hospital waste water as well as the waste water from a nearby nursing home. The facility is in compliance with permit limits. Shellfish condemnations have been imposed on the headwaters of both Warehouse and Nassawadox Creeks.

Flood Hazard Areas. Nassawadox is not located in the Northampton County 100 year flood plain. The Town's location has been classified as being in an area of minimal flooding, Zone C, by the U.S. Army Corps Engineers Wave Study for Northampton County.

Drainage. The Town of Nassawadox is located adjacent to Warehouse Creek. Warehouse Creek drains into Nassawadox Creek which drains into the Chesapeake Bay. Because the Town is relatively level, drainage is a problem during heavy rains or during any duration of rain. Stormwater drainage is a common problem in many areas on the Eastern Shore. The problem could best be addressed in the Town through a stormwater management plan that would address topography, land-use, and the existing drainage infrastructure.

Chesapeake Bay Preservation Act. In 1988, the Virginia General Assembly adopted the Chesapeake Bay Preservation Act. The Act established a cooperative state and local program to protect the water quality of the Chesapeake Bay and its tributaries in Tidewater Virginia through improved land use management. Tidewater Virginia includes the forty-six cities and counties and forty-three towns which border on tidal waters that drain into the Chesapeake Bay. Through the Act, the General Assembly created the Chesapeake Bay Local Assistance Board.

The Board was authorized to develop and adopt Regulations to protect the water quality of the Chesapeake Bay. Localities were required to implement the Regulations within one year of their adoption by the Board. The Board adopted the Regulations on September 20, 1989 and localities were then required to implement the Regulations by September 20, 1990. The Regulations require

that localities develop land use measures through Comprehensive Plans, Zoning, Subdivision and other land use ordinances to protect the water quality of the Chesapeake Bay.

The Regulations are in the form of minimum guidelines that localities are to use in developing a local Chesapeake Bay Preservation Act Program. Localities can adopt stronger programs based on local need. Under the regulations localities are to establish the physical boundaries of Preservation Areas and adopt land use regulations to protect the water quality of the Chesapeake Bay. Preservation Areas consist of two geographic land areas: Protection Areas and Management Areas.

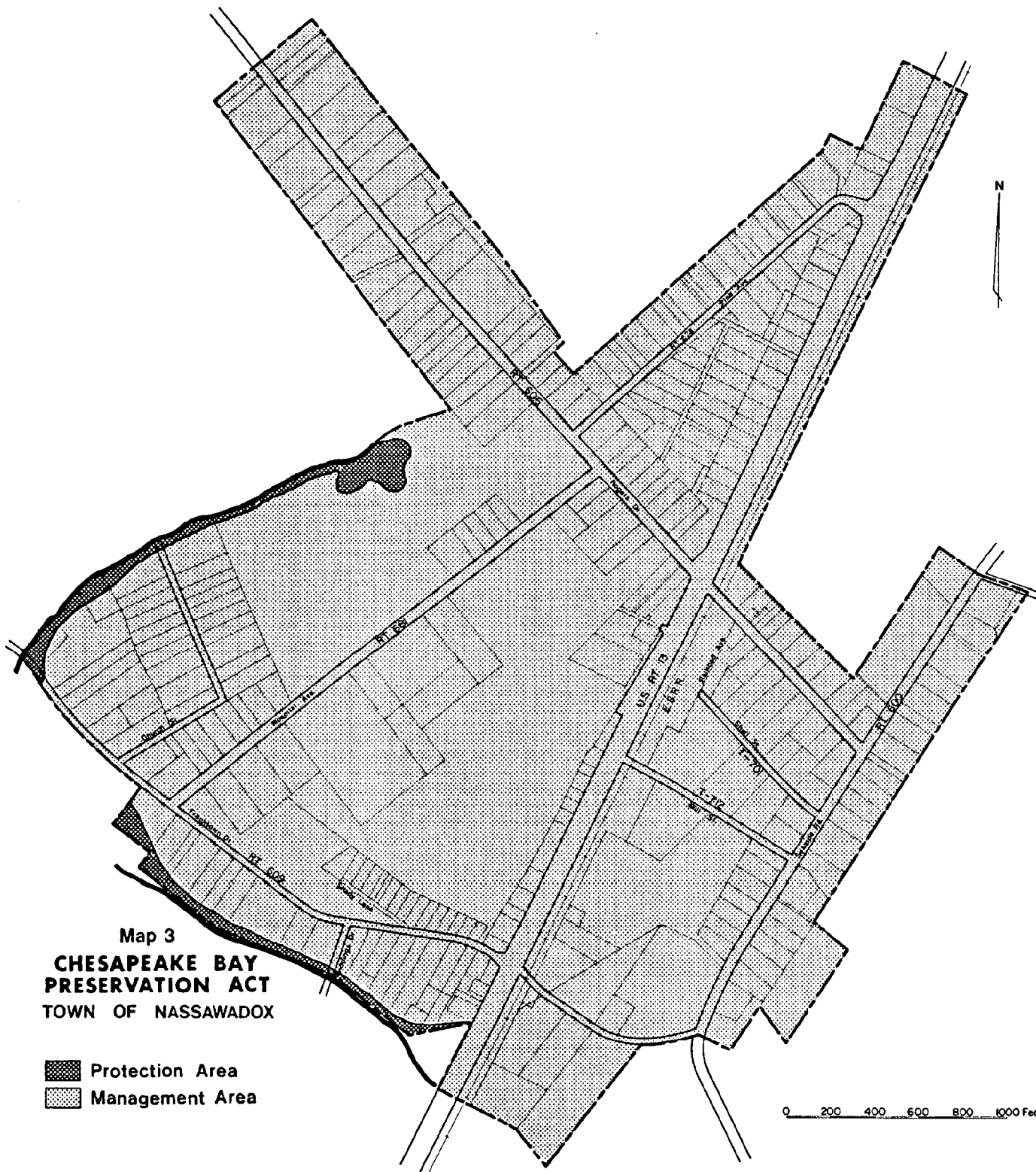
Land area to be included as Protection Areas in a local program are: shoreline areas, tidal wetlands, non-tidal wetlands which are adjacent to or connected by surface flow to tidal wetlands or shoreline areas and a 100 foot vegetative buffer landward of the other features. Localities may include other lands as Protection Areas if those lands are deemed necessary to protect the water quality of the Chesapeake Bay. Only water dependent activities are to be allowed within Protection Areas. Protection Areas provide the greatest benefits to water quality protection and land use is strictly monitored in these areas. Any development that occurs within the Protection Areas must provide a water quality assessment to assure the locality that certain performance criteria for runoff and phosphorus loadings are met. Guidelines for the water quality assessment are provided in the Regulations.

Management Areas include lands adjacent to and landward of Protection Areas. Management Areas include those lands which localities determine are necessary to protect the water quality of the Chesapeake Bay. The extent of the Management Area designation by a locality is up to the discretion of the locality. Land to be considered for inclusion in Management Areas includes; floodplain areas, highly erodible soils, steep slopes, highly permeable soils, other nontidal wetlands, and other lands necessary to protect water quality. Development is not restricted in a Management Area. However, guidelines are provided for the method in which development is to occur. Guidelines include a site plan review, with stormwater management and landscape elements.

In accordance with the guidelines established by the Regulations, Preservation Areas were identified and mapped, (Map 3). An inventory of land characteristics was prepared using the United States Geological Survey (USGS) 1:24,000 topographic maps, the non-tidal wetlands maps prepared by the U.S. Army Corps of Engineers, the Northampton County soil maps, highly erodible soils maps prepared by the VIRGIS lab at VPI&SU and highly permeable soils maps prepared by the VIRGIS lab at VPI&SU. From this inventory geographic areas to be designated as Preservation Areas were mapped.

Protection Areas were limited to the minimum areas required under the regulations. These areas include all lands 100 feet landward of the tidal shoreline area with the 100 foot buffer extending to a nontidal wetland area that is adjacent to the tidal shoreline. The minimum area was chosen because the tidal shoreline has little slope, and the tidal shoreline becomes intermittent as it enters the Town limits. This area was deemed sufficient to meet the water quality protection standards of the Regulations.

Mapping resources that were reviewed in determining the extent of Management Areas were identified above. Nassawadox is not located in either the 100 or 500 year flood plain. No areas have slopes of greater than 10%, while the soil type may be highly erodible, the relative flatness of the land reduces the erodibility factor. A majority of the Town area does contains highly permeable soils. Development in highly permeable soils may create water quality problems through fertilizer use and leachate from septic tanks. Therefore, in order to provide the greatest water quality protection, it was determined that all of Nassawadox not designated as a Protection Area should be designated as a Management Area.



Population

This section assesses the size of past and present populations, their characteristics, and trends of change.

Historic Change. Population on the Eastern Shore of Virginia peaked in the 1930's and only recently has it begun to show signs of increasing (Figure 1). The population of the Eastern Shore decreased steadily from 1930 to 1970. Between 1970 and 1980 the population increased and recent population estimates indicate the population of the Eastern Shore is continuing to increase although only slightly (Figure 2). However, the population growth, according to recent estimates, is isolated to Accomack County.

Northampton County's population declined from 16,966 in 1960 to approximately 14,500 as of 1986, (Figure 3). The population of Nassawadox has increased slightly over last 20 years and in recent estimates has exceeded the 1960 population of 650 residents to approximately 670 residents in 1986 (Figure 4).

Population estimates from the Center for Public Affairs for Counties and Cities in Virginia indicate that the population of Northampton County is continuing to decline. The 1987 population estimate for the County is 14,500 and the 1988 estimate for the County is 14,200. The Center does not prepare population estimates for towns.

The 1990 Census will provide new information on population change and growth. When the 1990 Census data is published this section of the Plan should be revised to include that data.

Age Groups. The largest age group population in Northampton County (Figure 5) and the Town of Nassawadox (Figure 6) is the 60 and over age group. In Northampton County, the 60 and over group did not experience the largest increase in population between 1970 and 1980. The 20-24 age group and the 25-29 age group experienced the largest increases. The other age groups remained relatively stable. However, the 5-9 and 10-14 age groups experienced declines between 1970 and 1980.

In the Town of Nassawadox, the age groups with the largest populations are the 60 and over, the 45-54 and the 10-14 age group. As stated above, the 60 and over age group is significantly larger than the other age groups. The 10-14 age group is largest age group of the under 45 age groups. With the exception of the 60 and over age group, Nassawadox does contain some balance to the age groupings.

Gender and Racial Characteristics. The most recent gender and racial and characteristics for the Town, (Figure 7), are taken from the 1980 U.S. Census. Gender characteristics for the Town indicate that in 1980 45 percent of the population were men and 55 percent

of the population were women. The Town was divided equally in terms of its racial composition in 1980. Again, because this data is almost 10 years old its use for planning purposes is limited.

Population Ranking on the Eastern Shore. The 1986 population estimates by the U.S. Census Bureau indicate that Nassawadox is the fourth largest Town in Northampton County and the eighth largest on the Eastern Shore. Northampton County contains five incorporated Towns.

Summary. The most significant population data is the indication that the population of the Town has increased despite the estimates that the County population is declining. The population data included in the Plan will need to be revised with the publication of the 1990 census.

Figure 1

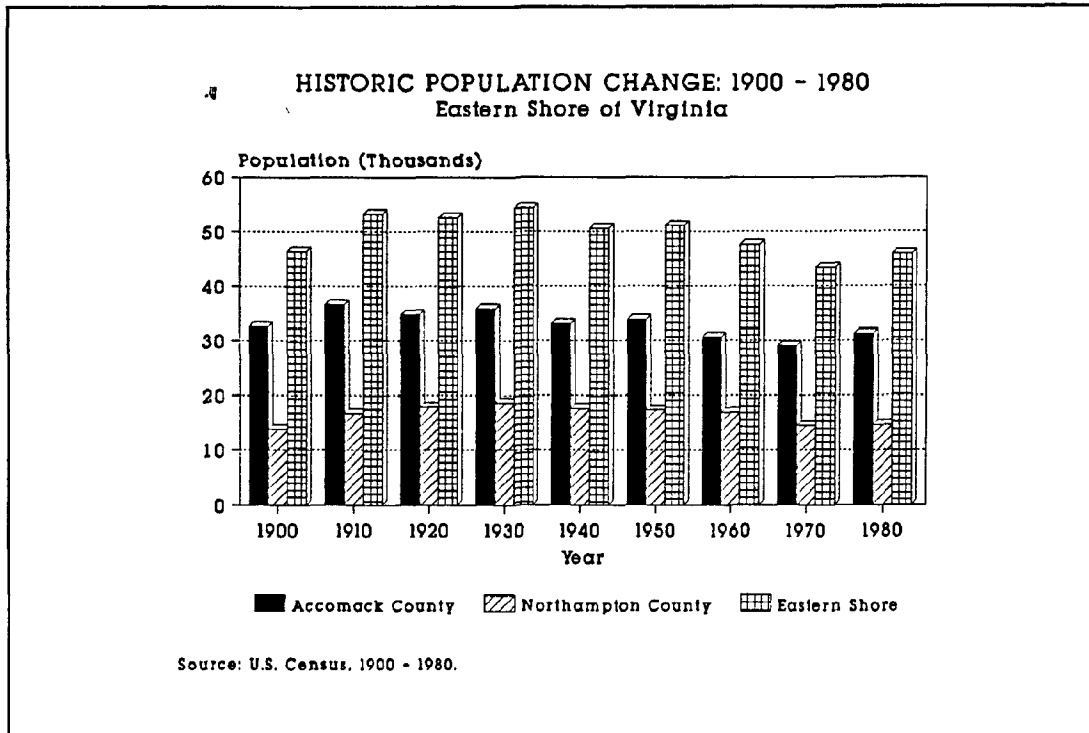


Figure 2

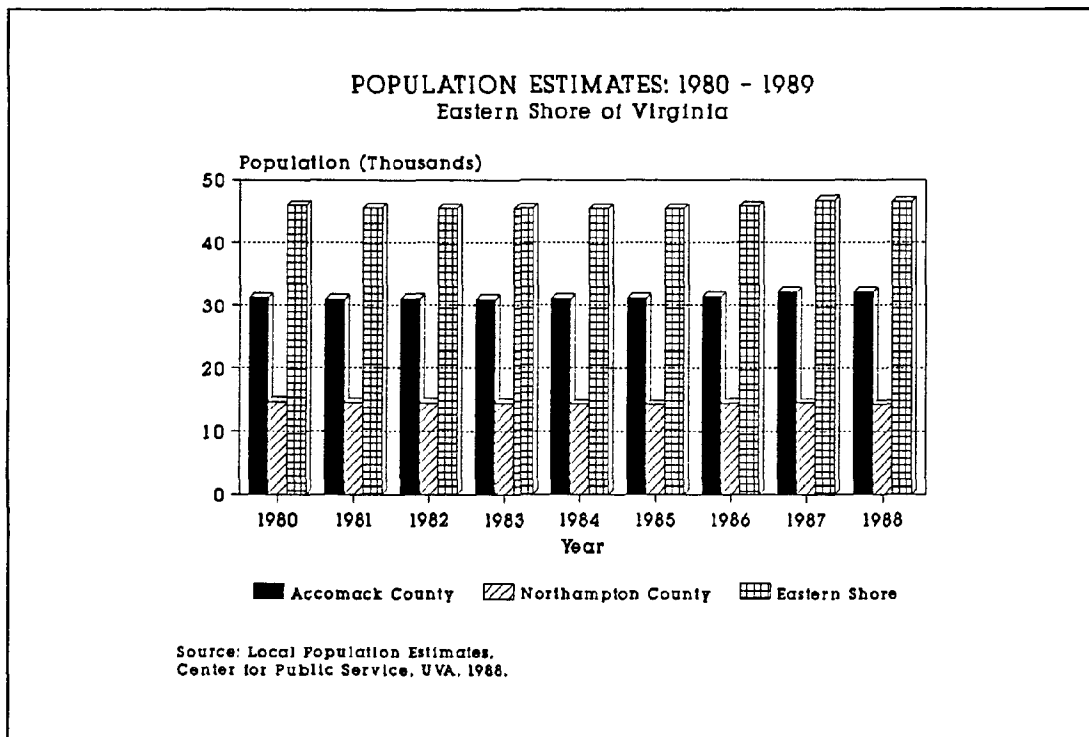


Figure 3

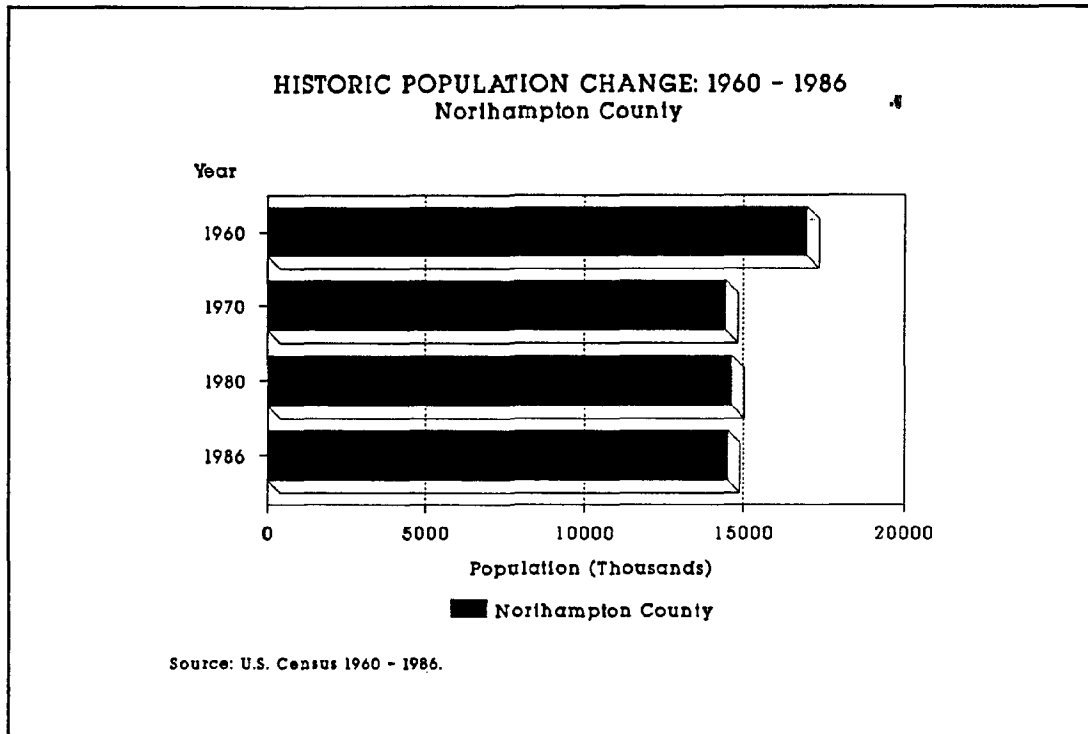


Figure 4

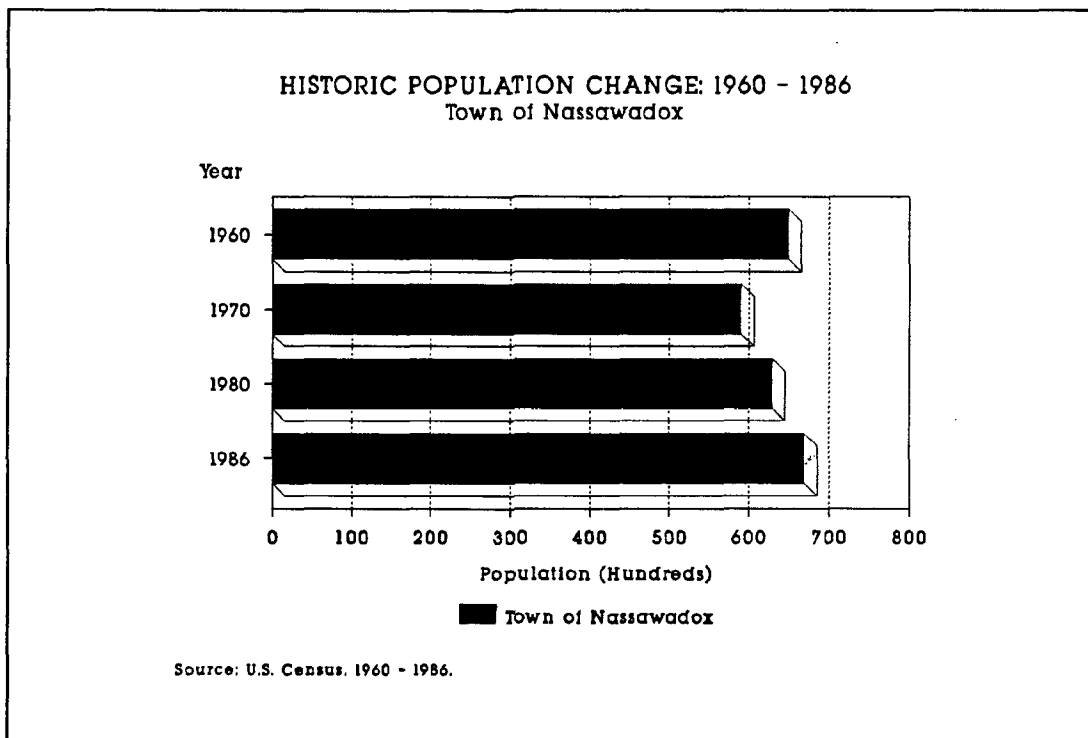


Figure 5

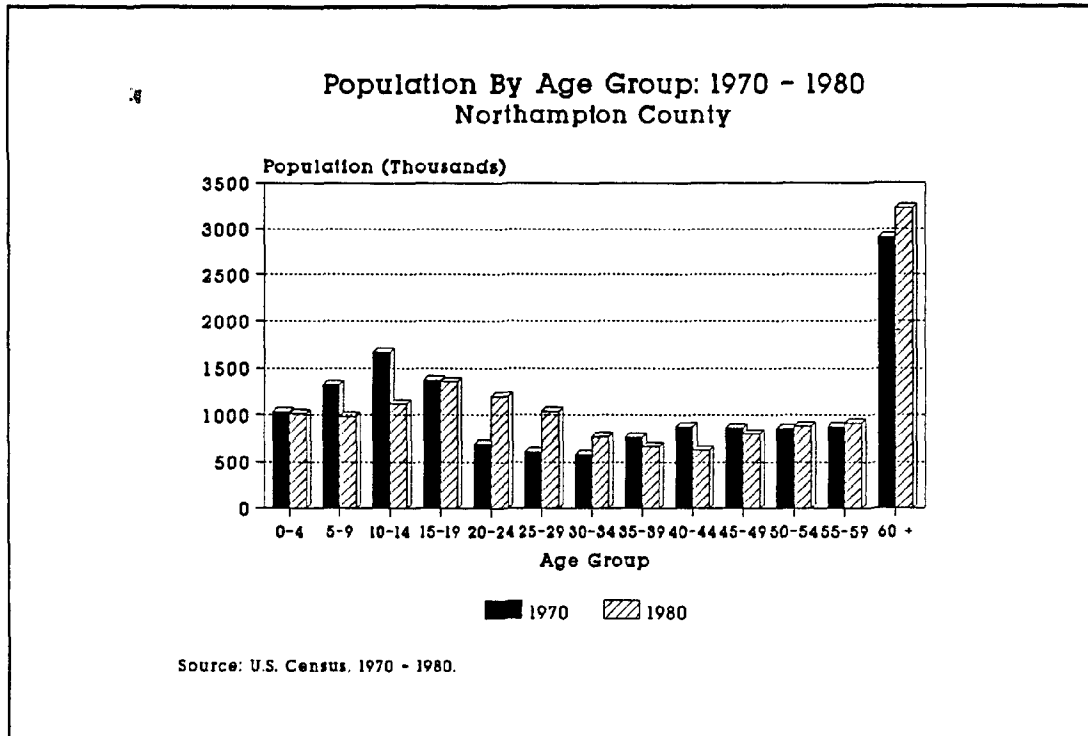


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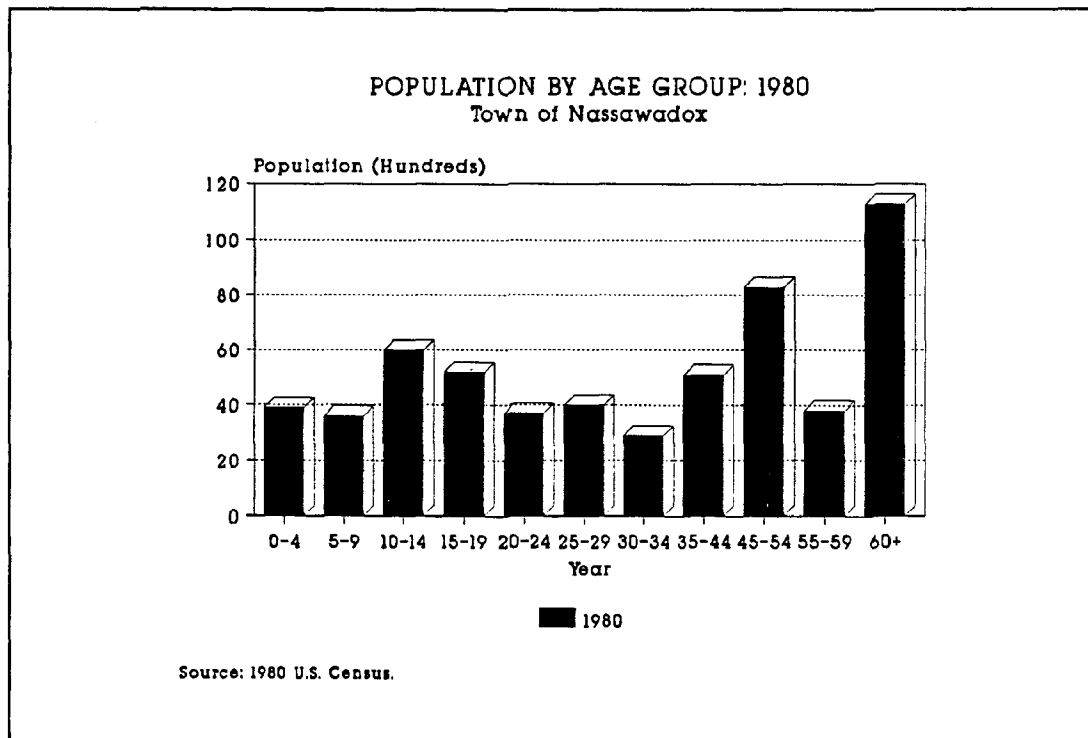
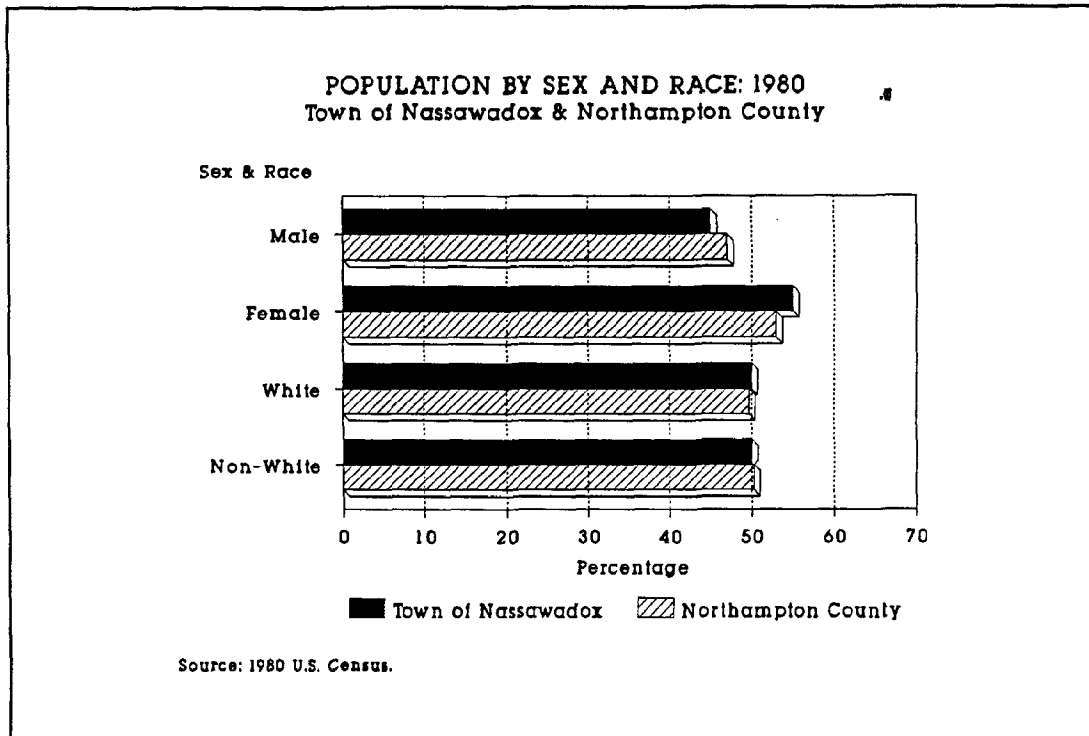


Figure 7



Housing

The number, household type, condition, availability and value of the housing in Nassawadox is discussed in this section.

Housing Units. The 1980 U.S. Census indicated that Nassawadox contains 242 housing units of which 99 percent were year round housing units and 96 percent were occupied, (Table 1).

In 1989 A-NPDC staff prepared a land use survey for the Town and found a total of 227 housing units. Of the total housing units found in Nassawadox, 214 were single-family homes, 11 were mobile homes and 2 were multi-family units.

Household Type and Relationship. Households are categorized into two classes, family households and non-family households. Family households are those households which contain individuals related by birth, marriage or adoption. Non-family households are those households which contain individuals that live alone or only with persons who are not related.

The majority of household types in the Town of Nassawadox are family households. Family households comprise 89 percent of the total households and non-family households comprise 11 percent of the total households (Figure 8). A total of 83 percent of the non-family households are female headed (Figure 9).

Northampton County Household Comparison. Households in Northampton County are generally similar in composition to households in Town. However, the percentage of family households in Town is less than the percentage of family households in Northampton County, 89 percent. A total of 71 percent of the non-family households are female headed in the County.

Housing Conditions. The majority of the owner occupied housing units in Nassawadox are in standard condition and contain indoor plumbing, (Table 2). However, the most significant housing condition factor in Town is the poor condition of rental units. Approximately 53 percent, 42 units, of the 1980 rental housing stock contained plumbing deficiencies. The 1970 census indicated that 54 housing units in Town were in substandard condition.

A 1990 housing condition survey, performed by the A-NPDC, found 57 substandard housing units within the Town limits, (Map 4). A total of 37 housing units were identified without indoor plumbing and 20 housing units with plumbing were identified as being substandard. The substandard housing units are located through the Town. However, concentrations of substandard housing units were identified in three separate neighborhoods. The neighborhoods that contain substandard housing units also lack paved roads, lighting, sidewalks and other capital improvement features.

Housing Value. The median value for owner occupied housing in Nassawadox, for 1980, was \$34,412, (Table 3). Nassawadox, in 1980, contained the third highest median housing value of the five incorporated Towns in Northampton County. Nassawadox contained the seventh highest median housing value of the 19 Towns on the Eastern Shore. However, the Town ranked behind both Accomack and Northampton Counties in median housing value. The low median housing value is probably linked to the high percentage of substandard housing in Town.

Summary. According to the data, the majority of the owner occupied housing units in Nassawadox are in standard condition. The majority of housing units in Nassawadox are owner-occupied with a median value in 1980 of \$34,412. In 1980, 89 percent of the households were family households. Of the non-family households 83 percent were female headed households.

The 1990 A-NPDC housing condition survey identified three areas in which approximately 37 units exist without indoor plumbing and additional 20 units are in substandard condition.

Mr. Rogers serving as the first post master. Mr. Rogers's effort in establishing the mail route through the Town and a post office in the Town were instrumental in the development of Nassawadox. Mr. Rogers is also credited for naming the Town after Nassawadox Creek. Another name that had been suggested for the community was "Upshur Station". Upshur Station was suggested as a name for the Town in view of the large Upshur plantation named "Brownsville". Brownsville contained about 1200 acres and was located just to the east of Nassawadox. Today, Brownsville is listed on the Virginia Register of Historic Places, the National Register of Historic Places, and serves as the home of the Nature Conservancy's Virginia Coast Reserve.

Residents were attracted to the Nassawadox area due to the establishment of services such as the mail route, post office, general store and lumber mill. Businesses had the ability or desirability to locate in Town due to the establishment of a population base. The railroad became the next catalyst for new development on the Eastern Shore in the late 1800's.

The Pennsylvania Railroad was established on the Eastern Shore in 1884. The railroad track followed basically the mail route. A number of new Eastern Shore towns developed along the railroad line providing loading stations for goods and lodging for travellers. The Railroad also carried seafood and produce to northern markets, improved the mail service and brought in goods from the north. Through passengers on the railroad, the Eastern Shore became known to northern sportsmen. These sportsmen came to the Eastern Shore to fish and hunt at Hog Island or the Broadwater Club.

Significant structures in Nassawadox that were built along what is now Route 600 include a small school and in 1908 a Methodist Chapel. Mr. Rogers built a hotel just west of the railroad, and a large store on the east. He also owned the livery stable. The Walker family, from Oriole, Maryland, along with the Holland family, established the Northampton Lumber Company, which was incorporated in 1903, with a sawmill to supply building materials.

Automobiles made the Eastern Shore more accessible and brought additional people to Town. By 1915, the Buick and Overland travel agencies were established in Town along with two auto garages. On the west end of Town a combination hotel, barroom, and theater was built. The building burned about 1920 but another was soon built, adjacent to the Town drug store, in time to show "The Birth of the Nation". Electric power came to Town from the ice plant located in Exmore in the early 1900's.

The Northampton-Accomack Memorial Hospital, established in 1928, solidified the importance of Nassawadox to the Eastern Shore. The Hospital is the only major medical facility on the Eastern Shore and is one of the Shore's largest employers. The Town contains a majority of the physician practices on the Eastern Shore.

Construction of U.S. Route 13 began the same year the hospital opened. Construction of the highway reduced the demand on the railroad for transportation of goods and people. Transportation of produce and other goods to market areas was now conducted by trucks. Truck farming reduced the dependence on the towns as market centers which affected the economy of many towns. In addition, from 1930 to 1970 population levels on the Eastern Shore declined dramatically and development slowed. However, through the changes, Nassawadox has retained much of its character from the 1930's.

Natural Resources

To insure that future development in Nassawadox is compatible with the natural environment, it is necessary to understand the natural resources which exist in the Town. This section summarizes the condition of the natural resources and attempts to identify problems that may occur with new or existing development.

Climate. Nassawadox experiences mild winters and warm, humid summers due to its location near the Atlantic Ocean and the Chesapeake Bay. The temperature averages 39 degrees in January and 78 degrees in July. Average annual rainfall is 43 inches. The prevailing winds come from the south to the southwest off the Chesapeake Bay.

Size. The corporate limits of Nassawadox encompass approximately 270 acres.

Topography. Ground slope is one of the more important aspects of topography as the use and maintenance of land depends upon it. Nassawadox does not have land that cannot be developed due to slope. Nassawadox's topography is for the most part level, with slopes between 0 - 2 percent. The elevation of Nassawadox is approximately between 35 and 40 feet.

Soils. The basic soil profile for the Eastern Shore consists of eight to ten inches of loam to sandy loam topsoil and roughly thirty inches of sandy loam subsoil. Below 44 inches there is a continuous sand strata. A seasonal high water table determines, to a large degree, the use of these soils for agricultural and development purposes.

The suitability of soils is basic to the design, layout and grading of development, and the operation of septic tanks. Soil factors such as percolation, depth to water table, absorption rate, shrink-swell conditions, wetness and filtering action all affect development. In addition, due to the lack of a central waste water treatment facility, serving the Town, most new development will be required to utilize an individual waste water treatment facility, i.e. septic system, or package treatment plant. Permits for the development of new drain-fields must be obtained from the local

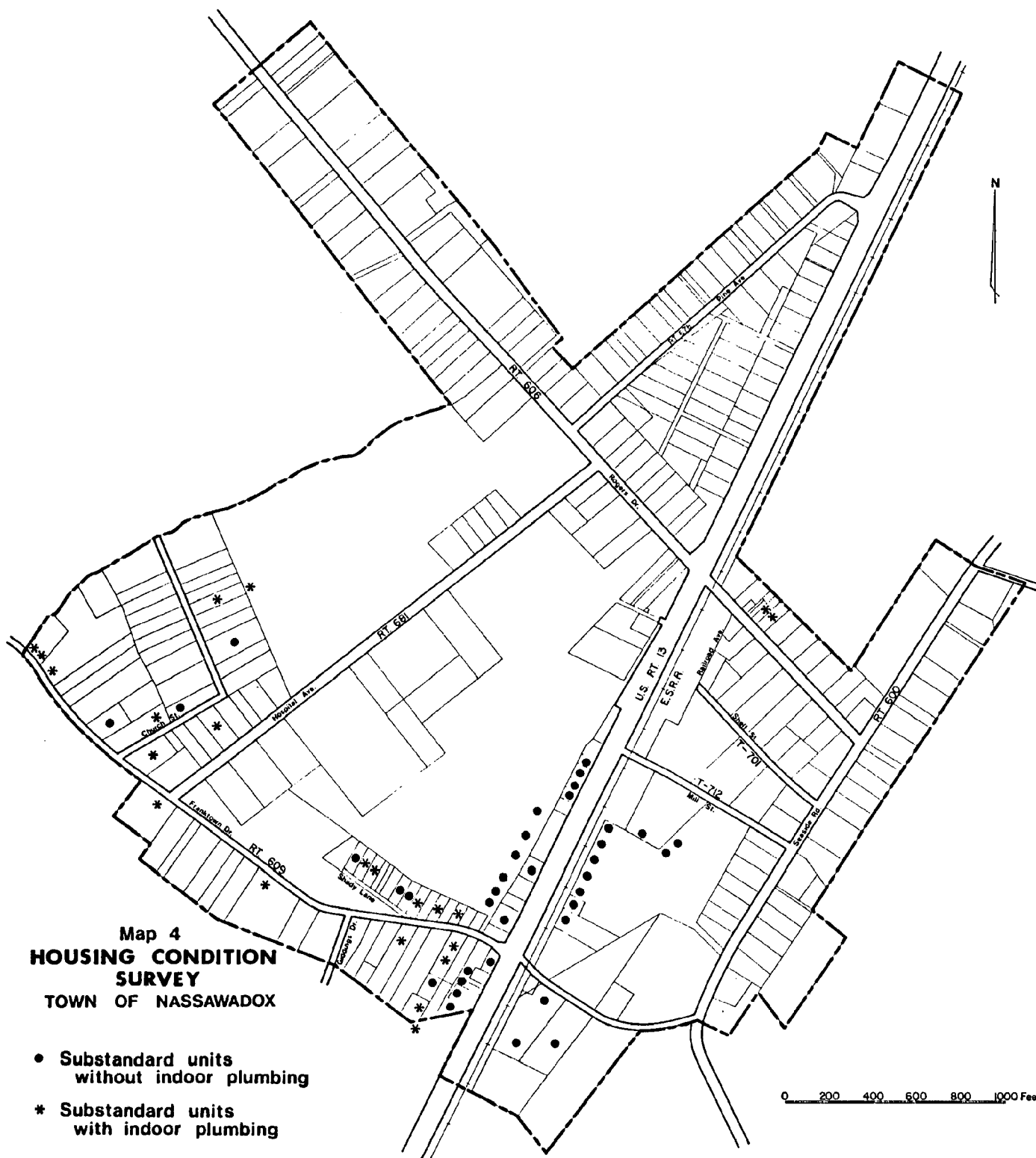


TABLE 1
NUMBER OF HOUSING UNITS
1970 - 1980

	Northampton County		Nassawadox	
	<u>1970</u>	<u>1980</u>	<u>Percentage Change</u>	<u>1980</u>
Total Housing Units	5,798	6,132	5.4%	252
Year-Round Units	5,468	6,048	9.5%	249
% of Total Units	94.3%	94.4%	0.1%	99%
Occupied Year-Round Units	4,680	5,394	13.2%	241
% of Year-Round Units	80.7%	88.9%	8.2%	96%
Persons per Household	3.1	2.7	-14.8%	2.61

Sources: U. S. Census of Population and Housing, 1970 and 1980.

Figure 8

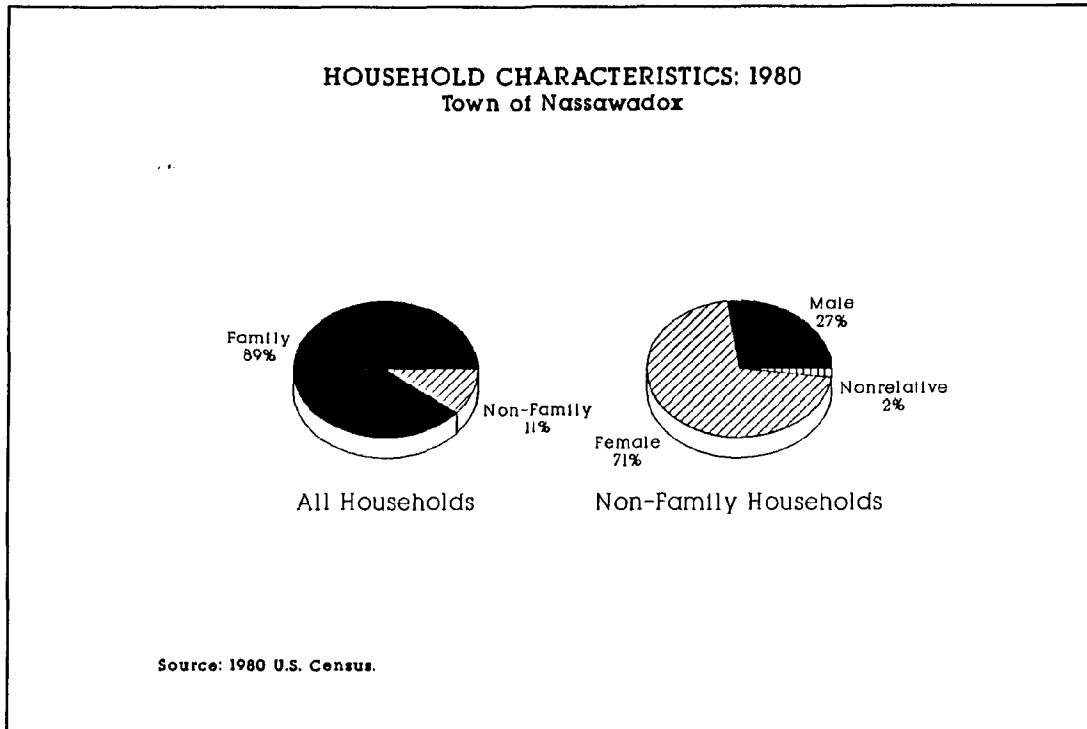


Figure 9

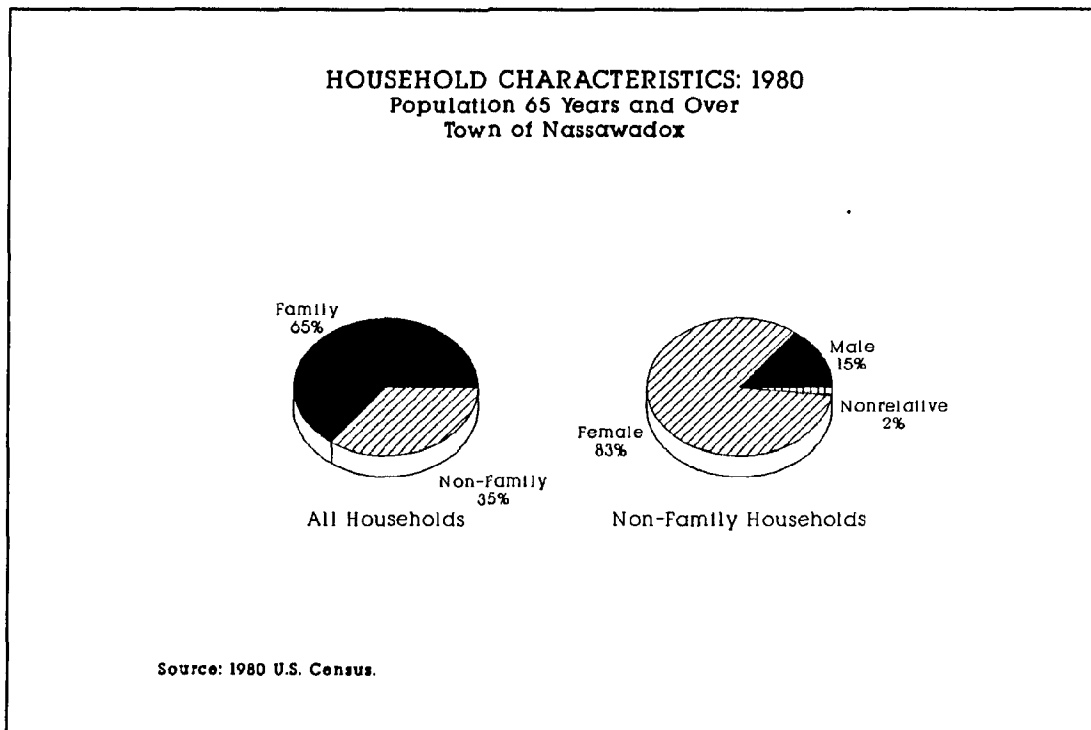


TABLE 2

CHARACTERISTICS OF YEAR-ROUND OCCUPIED HOUSING UNITS
Town of Nassawadox, 1980

	OWNER OCCUPIED	RENTER OCCUPIED
	<u>1980</u>	<u>1980</u>
Total Units	161	80
Percentage (1)	67%	33%
With Plumbing Deficiencies (2)	4	42
Percentage (3)	3%	53%
With Crowded Conditions (4)	6	6
Percentage	4%	8%
Median Number of Rooms	6.6	4.4

- 1: Percentage of all Occupied Year-Round Units.
- 2: Units lacking complete plumbing facilities or exclusive use of facilities.
- 3: Percentage of total Owner Occupied or Renter Occupied Units.
- 4: Number of units with 1.01 or greater persons per room.

Sources: U. S. Census of Population and Housing, 1980.

TABLE 3
VALUE OF SPECIFIED OWNER OCCUPIED
HOUSING UNITS, 1980

	Northampton County		Nassawadox	
	<u>Number</u>	<u>Percentage</u>	<u>Number</u>	<u>Percentage</u>
Less than \$10,000	387	15.0	9	6.0
\$10,000 - \$14,999	291	12.0	13	9.0
\$15,000 - \$19,999	236	9.0	10	7.0
\$20,000 - \$24,999	331	13.0	8	6.0
\$25,000 - \$29,999	244	10.0	15	11.0
\$30,000 - \$34,999	211	8.0	17	12.0
\$35,000 - \$39,999	170	7.0	8	6.0
\$40,000 - \$49,999	230	9.0	20	14.0
\$50,000 - \$79,999	296	12.0	27	19.0
\$80,000 - \$99,999	47	1.5	5	4.0
\$100,000 - \$149,999	68	3.0	6	4.0
\$150,000 - \$199,999	7	0.3	2	1.0
\$200,000 or More	4	0.2	0	1.0
Median Value	\$25,300		\$34,412	

Source: U. S. Census of Population and Housing, 1980.

Economic Characteristics

In order to gain an effective understanding of Nassawadox and its residents, the following section explores the economic characteristics of the Town. Included in this section are discussions regarding employment, income and the economic activity within the Town.

Employment Sector. Three employment sectors, professional services, retail trade and wholesale trade dominated the employment population characteristics of Northampton County residents in 1980, (Figure 10). The retail trade employment sector includes all retail type activity and contained 28 percent of the total employment population. This is the largest employment population sector.

In Nassawadox, the largest employment sector is professional services (Figure 11). The professional services employment sector includes doctors, lawyers and other professionals. This employment sector contains 26 percent of the total employment population. The retail trade employment sector contains 20 percent of the Nassawadox employment population. The manufacturing employment sector includes, processors, fabricators and other machine operators and contains 17 percent of the employment population. Combined, these three sectors of the employment population contain 63 percent of the employed population.

Labor Force. In 1980 approximately 66 percent of the available work force of Nassawadox was employed, (Figure 12). The male labor force comprised 55 percent of the total labor force, with females comprising 45 percent of the total labor force.

Income. According to the 1980 U.S. Census, 42 percent of Nassawadox households earned less than \$7,500, (Figure 13). Incomes of \$7,500 or less were considered at or below poverty level by the Virginia Department of Housing and Community Development in 1980. A much higher percentage of households in Town were at or below poverty level than were at or below poverty level in Northampton County. In Northampton County 28 percent of the households had incomes of \$7,500 or less.

The next largest income group found in the Town is the \$12,500 to \$24,999. This income group contains 25 percent of the total households. Northampton County had 34 percent of its residents in this income group.

Using the \$12,500 to \$24,999 income classification as a range, 58 percent of the households earned less than \$12,499 in 1979 and 43 percent earned more than \$12,500. In Northampton County 53 percent of its households earn less than \$12,499 and 47 percent earn more than \$12,500.

Economic Activity. The economic base of the Town is centered around medical services, community health services, and mental health services. Heritage Hall Nursing Home, the Northampton County branch of the Health Department and approximately 28 physician practices are all located in Nassawadox.

The commercial center or downtown area of Nassawadox is located on the east side of U.S. Route 13 on Route 606. The commercial center consists of a small grocery/deli, a few variety shops, a bank and the U.S. Post Office. Expansion of the downtown will be difficult as the area is limited in size and the majority of buildings are currently occupied. The largest building in the area is currently vacant. The overall size of the downtown is small and does not provide space for expansion of commercial uses.

Because of the limited nature of the downtown and the overall attractiveness of U.S. Route 13 for commercial development. Commercial development is prominent land use on U.S. Route 13. Currently, 13 commercial establishments are located on the west side of U.S. Route 13. Commercial uses are located at the intersections of Route 678 and U.S. Route 13 and Route 606 and U.S. Route 13 and Route 609 and U.S. Route 13. These commercial areas create three separate commercial clusters outside the downtown. In between the commercial uses on U.S. Route 13 are established residential areas.

Summary. Professional services, retail trade and manufacturing are the largest employment sectors of Nassawadox residents. The majority of working residents are white collar employees. Nassawadox also contains one of the 10 largest Eastern Shore employers, the hospital. However, the percentage of residents below poverty level in 1980, 42%, is much higher than the percentage of county residents, 28%, below poverty level. This may be reflective of the general lack of employment opportunities in the county and town. In addition, the poverty level percentage may change with the 1990 census. Yet, based on the 1980 poverty level data, a large portion of Town residents were not benefiting from the economic base of the Town.

Downtown Nassawadox contains limited space for new commercial development and therefore, commercial development has expanded to U.S. Route 13. In the future, Nassawadox should consider expanding the commercial space in the downtown and developing guidelines for structures and signs locating on U.S. Route 13.

Figure 10

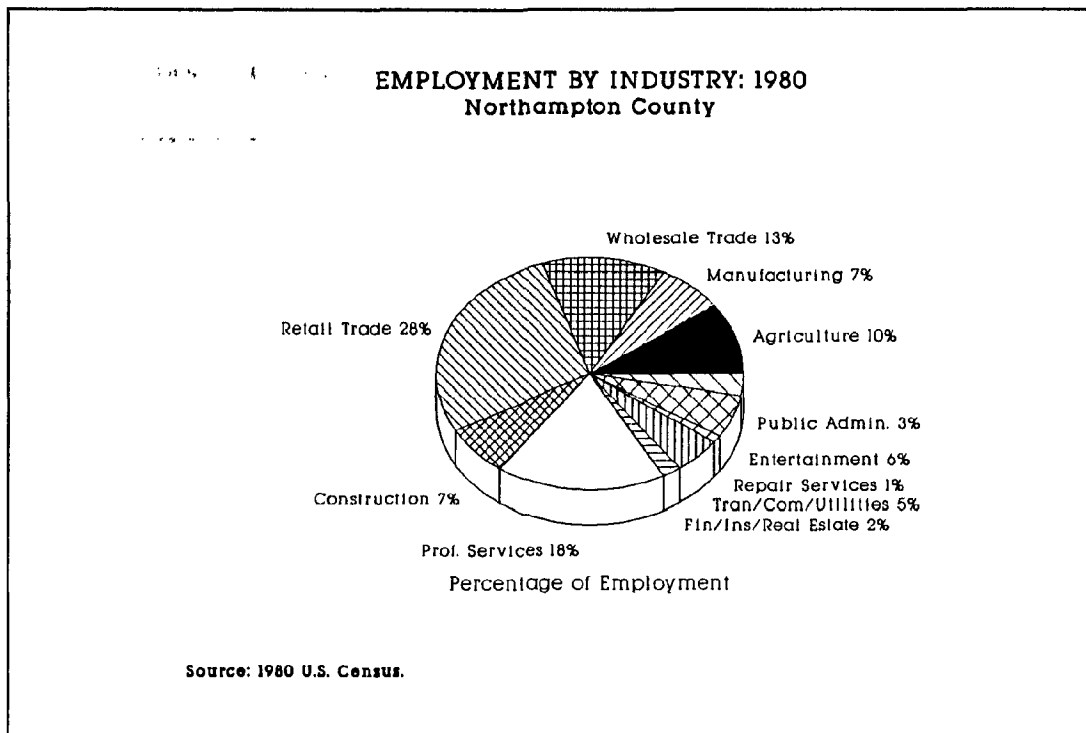


Figure 11

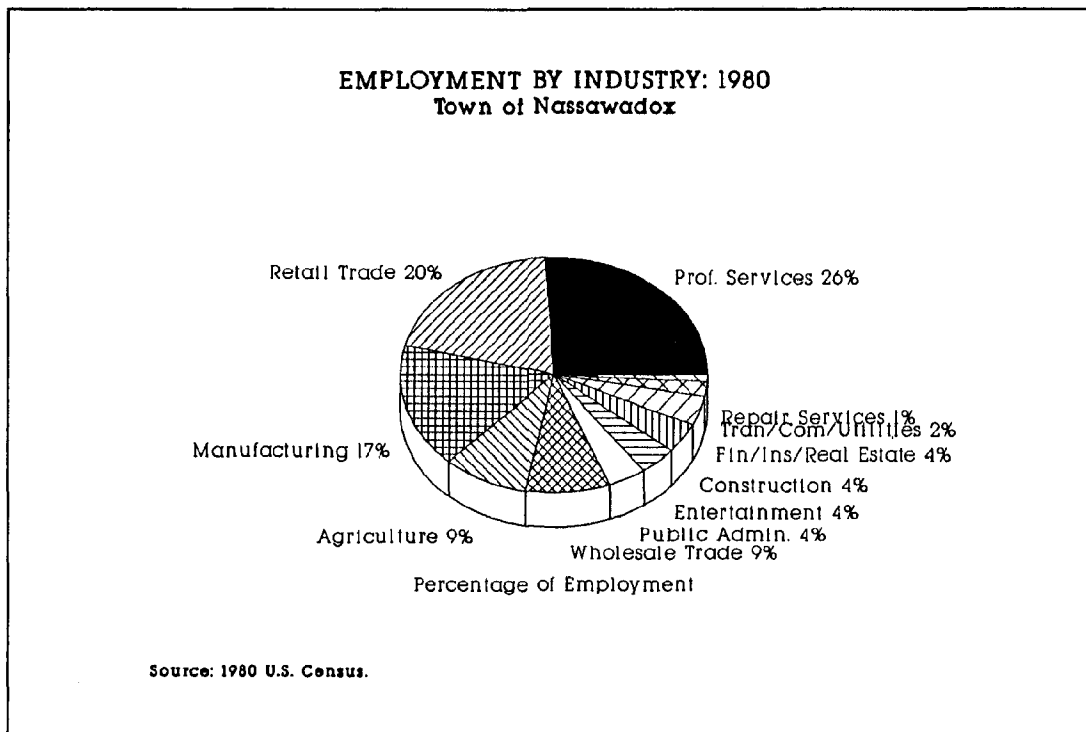


Figure 12

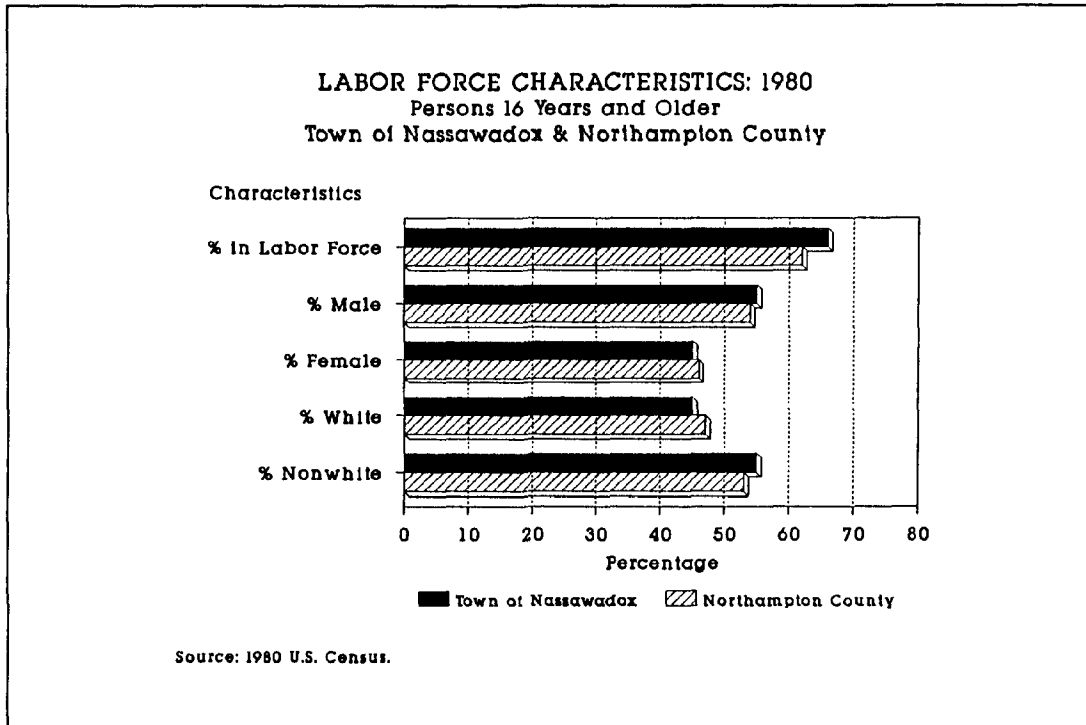
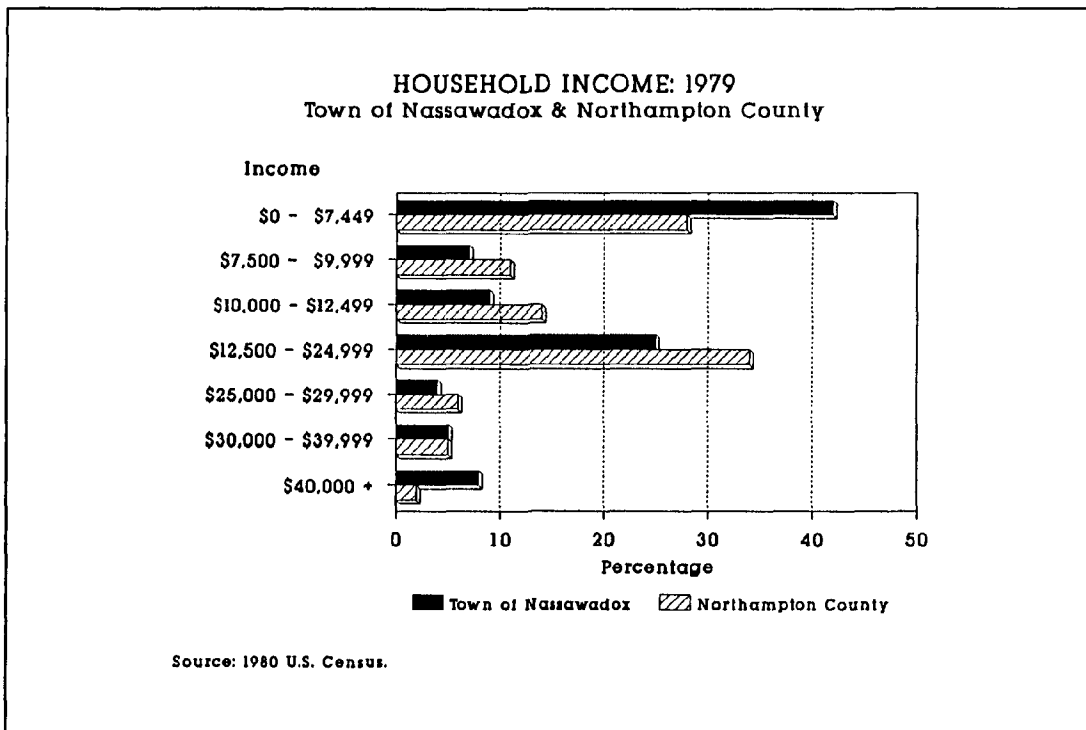


Figure 13



Transportation

The Virginia Department of Transportation (VDOT) classifies existing public roads, in Northampton County, as either primary roads or secondary roads. Primary roads include all roads with State or Federal route designations under 600. Primary roads connect towns and other points of interest within the County. Secondary roads comprise the county network of basic access routes and include route designations over 600. Within the Town limits, there is one primary road, U.S. Route 13, and seven secondary roads. VDOT currently maintains the primary and secondary roads within Town limits and is obligated to do so until the Town population exceeds 3,500.

Traffic Counts. VDOT conducts yearly traffic counts on primary roads. Traffic counts are not normally conducted on secondary roads within the Town and therefore are unavailable. Traffic counts used in this plan are for the section of U.S. Route 13 between Business U.S. Route 13 South of Exmore and Business U.S. Route 13 North of Eastville. The 1988 traffic count indicates that 10,910 vehicles travelled this section on a daily basis, (Figure 14).

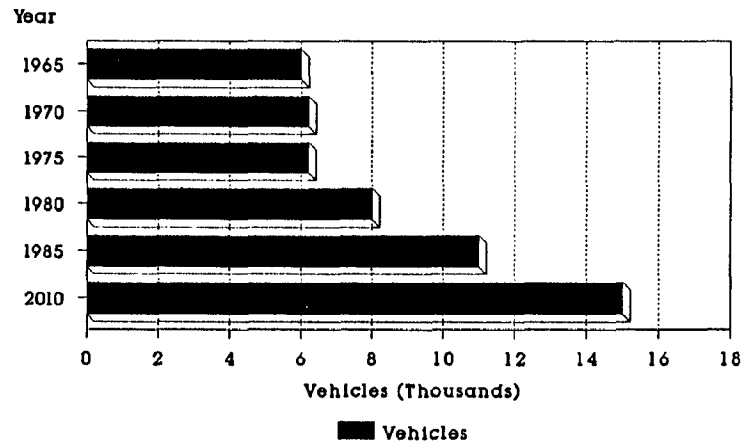
There has been a steady increase in traffic on U.S. Route 13 from 1965 to the present. VDOT traffic counts indicate that the use of U.S. Route 13, between Exmore and Eastville, increased from approximately 5,955 vehicles in 1965 to 6,200 vehicles in 1975 and to 8,935 vehicles in 1985. VDOT anticipates the use of U.S. Route 13, between Exmore and Eastville, to increase to approximately 15,000 vehicles daily by the year 2010.

U.S. Route 13. The U.S. Route 13 Corridor Study, Eastern Shore of Virginia, VDOT, January 1989, provides a comprehensive assessment of capacity/level of service and immediate and future improvement recommendations. The study indicates that the current capacity/level of service on this portion of U.S. Route 13 is Level A. Level A represents free-flow traffic conditions, with vehicles being able to maneuver within the traffic stream and easily maintain the posted speed limit. However, in the future trucks in the traffic stream will effectively use up the right hand lane of the highway during certain periods of the day.

The Study indicated that of the 267 crossovers providing access to adjacent land uses on the U.S. Route 13 Corridor all but three were substandard. The substandard crossovers all have inadequate deceleration and storage lanes. Much of the impedance to the traffic flow is directly related to inadequate turn lanes and median widths at crossovers, inadequate crossover spacing, inadequate shoulder widths, and a large percentage of truck traffic.

Figure 14

TRAFFIC DATA U.S. ROUTE 13 CORRIDOR
South of Exmore to North of Eastville
Northampton County



Source: VA Department of Transportation.

The Study found that the most obvious deficiency in the corridor is the number of fixed objects along the roadway that are within the normal "clear zone."

"Fixed objects include drop inlets, endwalls on pipe culverts, curbs, gutters, and utility poles that are close to the pavement. These objects are potential safety hazards, and to meet VDOT's current safety standards, they should be eliminated throughout the corridor. Additionally, all signposts should be the "breakaway" type to reduce their rigidity."

The Study recognized deficiencies with each crossover in the Nassawadox Town limits. The substandard crossovers all have inadequate deceleration and storage lanes. Also many of the crossovers do not meet VDOT's minimum spacing requirements (minimum 800 feet apart) and or they have inadequate median widths to provide storage for cross traffic between the northbound and southbound travel lanes. The Study recommended that adequate left and right turn lanes be provided at each of the crossovers. Recommended improvements also include moving telephone poles and associated wiring. These recommendations were given a priority 1 status by the Study.

The total costs for improvements to U.S. Route 13 within the Town is approximately \$369,000.00. No timetable was outlined for the highway improvements within the Town limits. However, it was stated that the improvements must compete for funding with all other primary highway improvement needs in the Suffolk Construction District.

Routes 600 and 609. Future use of Routes 600 (seaside road) in Nassawadox and 609 (bayside road) just west of the Town limits provide additional concerns for the Town. Presently these Routes serve Eastern Shore residents as a north and south connecting route. These Routes serve Town residents as neighborhood streets providing access to homes and neighborhoods. The dual purpose of the road could create future traffic problems for Town residents.

Future increases in traffic use of U.S. Route 13 could potentially lead to the use of Routes 600 and 609 as a bypass of the more heavily travelled U.S. Route 13. New development occurring in Northampton County that is adjacent to Nassawadox, including development along Routes 600 and 609 will also act to increase the use of these Routes by thruway traffic. Increased use of Routes 600 and 609 by thruway traffic could create safety problems and decrease the quality of life that Nassawadox residents currently enjoy.

Eastern Shore Railroad. The Eastern Shore Railroad runs through the middle of Nassawadox dividing the Town east and west. The railroad is historically significant to the Town as one of the

reasons for the Town's existence was the transportation of commerce by the railroad. In the early history of the Town, the railroad was an important transportation link for both goods and people. Today the railroad serves as a carrier of freight connecting Hampton Roads with the Delmarva Peninsula. As part of its daily operations, however the railroad does not make a stop in Town.

The railroad will continue to play a role in the future of the Town. The railroad is abutted on the west by Route 13 and on the east by residential property and commercial property. The railroad owns property on the east side of the Town that is presently being used for Town parking. Buffers between the railroad and the residential areas do not presently exist. The opportunity for the railroad and the Town to work together to maintain the parking area, provide a buffer between the railroad and the residential areas as well as providing land adjacent to the railroad for use compatible with the railroad exist.

Summary. Future transportation issues that concern the Town are the continued increase in traffic on U.S. Route 13, being able to maintain the neighborhood access quality of Routes 600 and 609 and the future impact of the railroad in the Town.

Community Facilities

Solid Waste. Solid waste in Nassawadox is collected under a contract between the Town and Shore Disposal. Solid waste is taken to the Northampton County landfill. In 1988, the Virginia General Assembly adopted regulations that requires Virginia localities to recycle 10 percent of its solid waste by 1991, 15 percent by 1992 and 25 percent by 1995. In order to meet the State recycling requirements, Nassawadox will need to work with Northampton County in developing strategies for recycling. The County currently has a limited voluntary recycling program for glass and white goods.

Public Safety. The Town does not have local police staff. Police protection to the Town is currently provided by the Northampton County Sheriff Department. The Northampton County Sheriff Department employees 28 persons with 8 of the total employees being deputies. The Virginia State Patrol stations 7 officers in Northampton County.

Fire and rescue service is provided by the Nassawadox Volunteer Fire Department. The Department contains approximately 20 personnel. Equipment includes 2 pumpers, 1 tank and 2 ambulances. The Department responds to calls in Northampton County.

Recreation Facilities. Nassawadox has one public park within its jurisdiction and a baseball field adjacent to the Town limits. In an effort to continue to improve the recreational opportunities for its residents, Nassawadox applied for a Virginia Community Development Block Grant in 1983. The 1983 grant proposal, which was not funded, recommended construction of a baseball field, basketball courts and a town park/play lot. To date, the park/play lot has been constructed by the Town.

Landscaping. Landscaping plays a significant role in the character of the Town along Route 600 and Route 608. Key landscaping features include: mature hardwood trees, and sidewalks. Landscaping along Route 600 and Route 608 should be used as a model or guide to landscaping requirements for future development within the Town. The use of trees, shrubbery and sidewalks for landscaping and as transitional areas between different uses should prove to be an effective device for maintaining the character of residential neighborhoods.

Town Hall. Nassawadox does not have an official location to place public notices or have meetings. Meetings are held in the Volunteer Fire building. The Town Council is in the process of attempting to establish an official Town Hall within the Town limits. The Town Hall would be a meeting place as well as a place to display information important to the public. In addition, the Town would like to be able display photographs and other historical material concerning the Town.

Existing Land Use

A land use survey for the Town of Nassawadox was completed in 1989 by the A-NPDC in order to gain an accurate picture of the Town land use pattern. Contained within the existing land use section is first a description of the methodology by which the survey was conducted and second the results of the survey in the form of both a map, (Map 5), and an analytical written description.

Using the existing land use as a base, future land use that would best promote and improve the economic and social fabric of Nassawadox will be recommended.

Methodology. A survey of all existing land uses within the Town of Nassawadox was completed utilizing a combination of two methods. The first step involved an examination of each parcel by traveling all of the existing streets in Town. Present land use was classified into one of five general categories: residential, commercial, institutional, agricultural, or vacant. Residential uses consisted of structures used by one or more individuals as a dwelling. This included single-family homes, duplexes, and apartments. Commercial land uses included structures primarily used as a place of commercial of any type. Public and semi-public uses include churches, cemeteries, registered historic sites, schools, Town-owned land, and other land owned by non-profit organizations. These parcels generally are not taxed as a result of ownership.

Agricultural parcels include those presently under cultivation, or at the time of survey, appeared to have been cultivated in the past. Vacant land is characterized by forest areas or parcels without a structure and not being utilized for agricultural purposes.

These field notes were then compared to ownership records as they appeared on the Northampton County tax records. These records were particularly important in determining distinctions between vacant and residential classifications. The visual survey revealed that in some instances there were lots without structures on them that were landscaped, mowed, or generally maintained. While technically "vacant", the tax records revealed that these lots were often mowed by the adjacent homeowner. If such ownership was found to exist, the lot was classified residential, not vacant. Many homeowners desire these adjacent lots because they extend yard space, add to the attractiveness of the home, and serve as a buffer from other properties.

In some instances, lots were found that had no structure, but were being maintained, as indicated by mowing and general upkeep. If these lots were not owned by a contiguous landowner, they were considered to be vacant. Vacant parcels are important because they represent land with the most potential for future development.

Land Use Analysis. After the land use classifications were finalized, the information was transferred to a map of the Town. Map 6 presents the various land uses by category, on a parcel by parcel basis, as they appeared during the summer months of 1988. Map 6 was constructed to scale using the official tax map utilized by the Town and Northampton County. Land uses, streets, as well as the subdivision of land are represented on the Existing Land Use Map.

Once the information was mapped, a planimeter was used to determine the acreage of each category of land use. Land use acreage and percentage of land per use is presented below and in Figure 15.

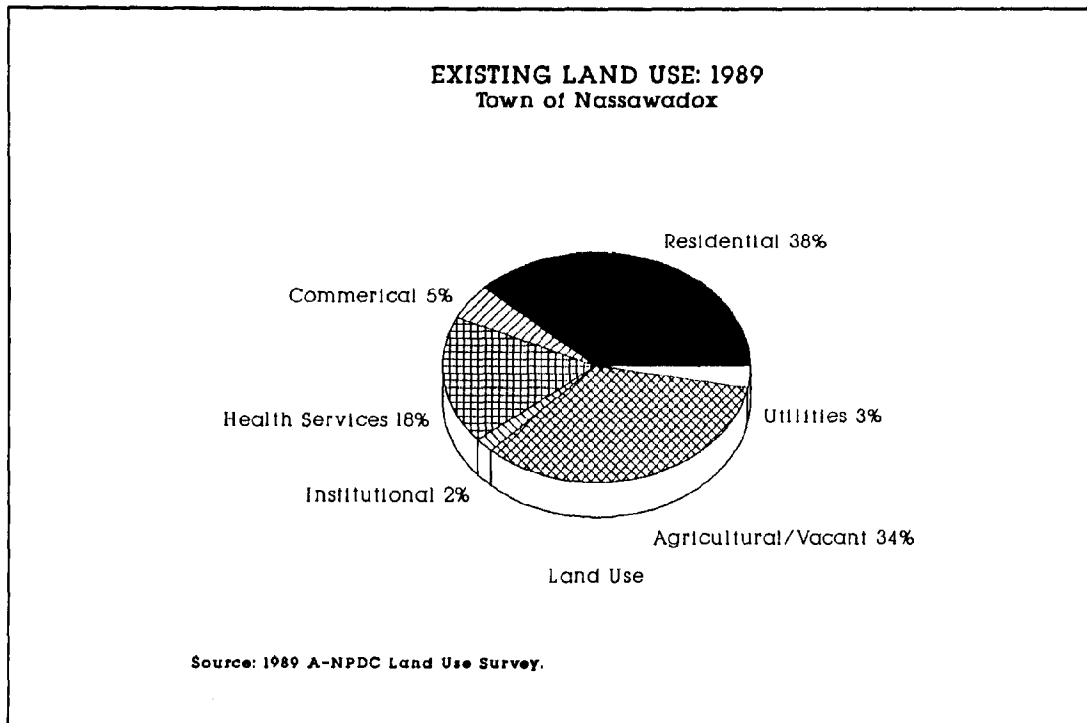
Land Use Category	Approximate <u>Acreage</u>	Percentage of <u>Town Acreage</u>
Residential	102	38%
Commercial	13	5%
Medical	49	18%
Agricultural/ Vacant	92	34%
Institutional	6	2%
Utilities	8	3%
Total	270	100%

The Dominant land use in Nassawadox is residential with approximately 38 percent of the total acreage within the Town limits. Agricultural/vacant land use comprises the second leading category with approximately 34 percent. Medical land uses, with approximately 18 percent, form the third largest land use. Commercial, public and semi-public uses comprise the remaining 10 percent of the Town's land's area.

Those parcels in agricultural land use along with vacant parcels, represent prime areas for future development. As growth pressures occur in the future, these areas should represent the most affordable and marketable spots for residential, medical and commercial uses. Approximately 92 acres, or 34 percent of the Town's acreage, falls within this category.

Map 6 depicts all of the vacant and agricultural parcels within the Town. As the map indicates, there are some relatively small areas as well as several larger tracts. Small, isolated parcels represent areas where residential in-fill is likely to occur. Parcels surrounded by single-family homes and future development should follow the same pattern. The largest agricultural parcel is in the middle of the Town with approximately 46 acres.

Figure 15



Northampton County Comprehensive Plan. An additional land use factor that should be considered is the recommendations included within the Northampton County Comprehensive Plan for the area surrounding the incorporated limits of the Town. The Northampton County Board of Supervisors adopted the Northampton County Comprehensive Plan on October 9, 1990. This plan updates and replaces the Northampton County Comprehensive Development Plan that was adopted in September, 1979. The Northampton County Comprehensive Plan identifies Nassawadox as being in the Nassawadox Development Area. The Nassawadox Development Area encompasses approximately 1,860 acres and includes the settlements of Franktown and Hare Valley. The Plan recommends that the Nassawadox Development Area be one of four areas in the County designated for the channeling of any growth. The other three growth areas are the Exmore/Willis Wharf Development Area, the Eastville Development Area and the Cheriton/Cape Charles Development Area.

In order for the Nassawadox Development Area to reach its potential the Plan states that, "the area must also develop a central water and sewer system to reach its full potential as growth area" (Part II, page 46). Significant land use recommendations from the Northampton County Future Land Use Map for the Nassawadox Development Area include: that the residential development surround the Town, that residential development be allowed to infill the land between U.S. Route 13 and the hospital, that industrial uses be allowed on the southeast side of the railroad, and that commercial uses be allowed on the west side of U.S. Route 13, (Part II, page 47).

Development of the land area around Nassawadox will create the opportunity and the need for services now being provided to Town residents to be extended into outlying areas. At that time the Town will naturally look to extend its boundaries to include the areas that are being provided Town services. Therefore, the Town should work with the County to ensure that compatible development occurs adjacent to the Town.

Needs Summary

The following needs have been identified as a result of the analysis presented in the preceding sections. (The needs and concerns have not been prioritized, but rather are listed in order of appearance within the Plan)

Natural Resources.

1. Concern: Nassawadox is totally dependent on ground water as its source of potable water. Land use and water withdrawal impact the quality and quantity of ground water. Protection and management of the ground water resource is important to the public, health, safety and welfare of the residents of Nassawadox. (pages 13-16)

 Need: To protect and manage the ground water resource within Town limits.
2. Concern: Use of ground water outside of the incorporated limits of Nassawadox will influence the quality and quantity of the Town's water supply. However, Town authority over decisions that can have an impact on the ground water supply does not extend beyond the Town limits. (pages 13-16)

 Need: To cooperate with the Virginia State Water Control Board (VSWCB), Northampton County, and Accomack County toward the long term protection and management of the ground water resource of the Eastern Shore of Virginia.
3. Concern: The VSWCB is currently responsible for issuing permits for the withdrawal of ground water in excess of 10,000 gallons per day or 300,000 gallons per month. The VSWCB is therefore largely responsible for the management of the ground water resource. Public participation is a normal part of the VSWCB decision making process. Through public participation Nassawadox can play a role in the VSWCB decisions that can impact the Town's water supply. (pages 13-16)

 Need: To be a participant in the decision making process of the VSWCB.
4. Concern: Due to the level topography and the condition of the existing drainage system in the Town and County, heavy rains often create property flooding. The drainage system for the Town connects with the County and the Town and County must work together

in order to provide proper drainage. (page 15)

Need: To work with Northampton County to improve the drainage conditions within the Town and County.

5. Concern: The Virginia Chesapeake Bay Preservation Act was adopted by the Virginia General Assembly in 1988 to protect the water quality of the Chesapeake Bay. Through the Act, regulations have been set forth for localities, within the Chesapeake Bay watershed, to consider and adopt in order to provide protection to the water quality of the Chesapeake Bay. A deadline of September 30, 1990 has been established for localities to adopt local Chesapeake Bay Preservation Act programs. (pages 16-18)

Need: To implement the regulations of the Chesapeake Bay Preservation Act.

Housing.

1. Concern: Approximately 20 percent (57 units) of the existing housing units in Nassawadox are of substandard condition. (page 25-27)

Need: To develop a comprehensive housing program to improve and expand the residential base in Town. The program should include the exploration of funding sources to address a variety of needs: housing rehabilitation, single-family new construction and as a last resort, acquisition and demolition of unrepairable houses and the relocation of affected families.

2. Concern: Single-family neighborhoods provide a low density atmosphere relatively free from traffic congestion, noise, pollution and other nuisances. Residents who live in single-family neighborhoods depend on land use regulations, such as zoning, to provide protection from nuisances. (page 25)

Need: To protect and promote single-family residential neighborhoods within Nassawadox.

3. Concern: Under existing zoning, single-wide mobile homes can be located within the town if a special use permit is granted by Town Council. Currently, a future land use plan that would outline criteria for the location of single-wide mobile homes in town does not exist. (page 28)

Need: To develop guidelines that can be employed by the Town Council in making decisions regarding the location of trailers within the Town limits.

Economy.

1. Concern: Economic opportunities within Nassawadox and Northampton County are limited and residents have some of the lowest income levels in Virginia. (pages 34-35)

Need: To improve the economic opportunities for Nassawadox residents.

2. Concern: The health service industry in Nassawadox is one of the largest employers in Northampton County and on the Eastern Shore of Virginia. Expansion of the industry can only work to improve the economic conditions for all residents. (pages 34-35)

Need: To encourage the continued growth of the health services industry within the Town.

3. Concern: The downtown area in Nassawadox is very small and the largest existing retail space is currently vacant. The shops within the downtown are well maintained and the owners have exhibited pride in the buildings and shops. However, the size of the area limits the retail space as well as the variety of goods that can be offered. In addition, a commercial corridor has developed along U.S. Route 13 which has directed the demand for retail space in Nassawadox away from the downtown towards the highway. (page 35)

Need: To re-establish vitality in the downtown area of Nassawadox.

4. Concern: The historical quality of Nassawadox has not received sufficient emphasis. Nassawadox was an important settlement in the history of the Eastern Shore. Without a proper understanding of its historic quality, the Town could lose historically important features. (page 5-7)

Need: To identify, protect, and promote the historic quality of Nassawadox.

5. Concern: U.S. Route 13 is now the commercial corridor in Town. The appearance of the corridor will be important to attract both visitors and commercial to Town. (page 35)

Need: To develop design standards for landscaping, setbacks and location requirements for commercial structures locating on U.S. Route 13.

Transportation.

1. Concern: The VDOT has identified several traffic problems associated with the U.S. Route 13 corridor in Nassawadox. VDOT has provided cost estimates for improvements to the corridor. (page 34-36)

Need: To encourage the Virginia Department of Transportation to implement the recommendations of the U.S. Route 13 Corridor Plan.

2. Concern: Route 600 is a secondary road that exists almost the length of the Eastern Shore. The road is used mostly by local residents and through Nassawadox the road is a neighborhood street. However, as traffic continues to increase on U.S. Route 13, Route 600 will be travelled more frequently by through traffic. (page 36)

Need: To protect and promote the existing character of Route 600, seaside road as neighborhood road.

3. Concern: Fences and signs have often been designed so that sight lines for traffic purposes are inadvertently obstructed. The Nassawadox Zoning Ordinance currently contains provisions that exclude sight lines from being obstructed. This provision should be maintained and strengthened, if possible, to ensure clear sight lines for traffic. (page 36)

Need: To insure that new development will not obstruct sight lines.

4. Concern: Currently signs and billboards are allowed under the Town's existing zoning provisions. However, guidelines for the design and general location guidelines do not exist. (page 40)

Need: To develop policies and guidelines for the establishment of signs and billboards in the Town limits.

5. Concern: Currently no buffer areas are provided between the railroad and adjacent land uses.

Need: Through revisions to the Nassawadox Town Zoning Ordinance require buffers between the railroad and adjacent land uses.

Community Facilities.

1. Concern: Landscaping features such as sidewalks and trees are important aesthetic features within most towns. Landscaping requirements are not included within the Town's existing zoning and subdivision ordinances. (page 42)

 Need: To insure that future development includes landscaping features that add to the aesthetic appeal of the Town.
2. Concern: Sidewalks have been recognized as an important feature in the character of neighborhoods in Nassawadox. Sidewalks, like any community facility, need to be maintained. (page 42)

 Need: To maintain existing sidewalks and promote the establishment of new sidewalks.
3. Concern: Recreational areas in Nassawadox are an important factor in the quality of life offered to Town residents. Maintained, improved and additional recreational areas add to the quality of life offered Town residents. (page 42)

 Need: To maintain the existing recreational areas in Nassawadox and to develop new recreational facilities.
4. Concern: In 1988, the Virginia Legislature adopted statewide regulations that require each city, county and town to adopt a solid waste management plan approved by the Virginia Department of Solid Waste Management. Each plan is to include the plans to meet the Virginia recycling mandates. (page 42)

 Need: To meet the Virginia mandates for solid waste planning.
5. Concern: Nassawadox currently utilizes the Nassawadox Volunteer Fire House for its meetings. The Town does not have a building to hold its official documents or other material related to Town business. (page 42)

 Need: To establish an official Town Hall within Nassawadox.
6. Concern: Within Nassawadox are buildings that cannot be rehabilitated. Many of these structures are vacant and may pose a potential health hazard. (page 42)

Need: To identify and demolish structures unfit for rehabilitation.

Land Use.

1. Concern: Nassawadox does not have a land use plan to serve as a guide to local officials in making future land use decisions. (page 40)

Need: To develop as part of the Nassawadox Town Plan a future land use map to serve as a guide to future land use decisions.

2. Concern: In the Northampton County Comprehensive Plan, Nassawadox has been identified as being one of the four areas to which future growth in the County will be directed. (page 44)

Need: To be an active participant in land use decisions that affect land adjacent to Nassawadox.

3. Concern: In the Northampton County Comprehensive Plan, the Nassawadox area has been identified as requiring central water and sewer in order to reach its full development potential. (page 44)

Need: To be open to discussions regarding regional central and sewer facilities with Northampton County officials.

GOALS AND OBJECTIVES

The purpose of this chapter is to articulate the goals and objectives of the comprehensive plan. Goals and objectives are general policy statements which reveal planning ideas and concepts concerning future growth and development in the Town of Nassawadox.

Goals provide statements of the general long range direction for future growth and development. Objectives provide specific policies and principles necessary to achieve the stated goals.

These goals and objectives are based on observations in Chapter II, Inventory and Analysis. They also provide the background for Chapter IV, Plans and Action Programs.

Natural Resources.

Goals

1. To protect and manage the ground water resource within the Town.
2. To work with the Virginia State Water Control Board (VSWCB), Northampton County, and Accomack County toward the long term protection and management of the ground water resources of the Eastern Shore of Virginia.
3. To be a participant in the decision making process of the VSWCB.
4. To improve the drainage conditions within the Town and County.
5. To implement the regulations of the Chesapeake Bay Preservation Act.
6. To be an active participant in land use decisions that affect the area adjacent to Nassawadox.

Objectives

1. Develop through revisions to the zoning and subdivision ordinances performance standards to protect the ground water resource of the Town.
2. Establish a working relationship with the governing bodies of Northampton County, Accomack County and state agencies, such as the VSWCB, to improve the ability of the Town to ensure the protection and management of ground water resources.
3. Request that the VSWCB inform the Town of applications for ground water withdrawal permits in Northampton County, and Accomack County in order to have the opportunity to comment.

4. Request that the VSWCB inform the Town of any proposed regulations to govern the use of ground water on the Eastern Shore.
5. Develop a plan to maintain and improve the existing drainage system.
6. Revise existing zoning and subdivision ordinances to include a storm water management component.
7. Develop and implement a local Chesapeake Bay Program that is based on the criteria set forth in the Chesapeake Bay Preservation Act regulations as adopted by the Chesapeake Bay Local Assistance Board.
8. Review development proposals that occur within the land area designated in the Northampton County Comprehensive Plan as the Nassawadox Development Area and prepare comments for the Northampton County Joint Local Planning Commission and the Northampton County Board of Supervisors.

Housing.

Goals

1. To develop a comprehensive housing program to improve and expand the residential base in the Town.
2. To protect and promote the single-family residential neighborhoods within Nassawadox.
3. To develop guidelines that can be employed by the Town Council in making decisions regarding the location of single-wide mobile homes within the Town limits.

Objectives

1. Explore funding sources to address housing needs, including: housing rehabilitation, single-family new construction, multi-family new construction and as a last resort, acquisition and demolition of unrepairable houses and the relocation of affected families.
2. Revise existing zoning and subdivision ordinances to insure that adequate buffers are present to protect the character of existing neighborhoods from intrusion by adjacent land uses.
3. Encourage innovative residential development techniques, such as apartments, town houses, garden-style units, and other forms of cluster housing development to occur where appropriate.
4. Develop within the Nassawadox Town Plan Future Land Use Map

guidelines for the location of single-wide mobile homes within the Town.

Economy.

Goals

1. To improve economic opportunities for Nassawadox residents.
2. To encourage the continued growth of the health services industry within the Town.
3. To re-establish vitality in the downtown area of Nassawadox.
4. To identify, protect and promote the historic quality of Nassawadox.
5. To develop design standards for landscaping, setbacks and location requirements for commercial structures locating on U.S. Route 13.

Objectives

1. Provide areas within the Town that have industrial and commercial zoning.
2. Provide areas within the Town that have the proper zoning for growth of the health services industry.
3. Develop Town Council and local resident participation in economic development activities on the Eastern Shore.
4. Develop a commercial revitalization plan for Nassawadox.
5. Revise the existing zoning ordinance to include design standards for historic structures within the Town.
6. Revise the Town zoning ordinance to include design standards, setbacks and location requirements for commercial structures locating on U.S. Route 13.

Transportation.

Goals

1. To encourage the VDOT to implement the recommendations of the U.S. Route 13 Corridor Plan.
2. To protect and promote the existing character of Route 600, seaside road, as a neighborhood road.
3. To insure that new development will not obstruct sight lines.

4. To develop policies and guidelines for the establishment of signs and billboards in the Town limits.
5. To provide a buffer between the railroad and adjacent land uses.

Objectives

1. The Town Council should contact VDOT concerning the implementation of the U.S. Route 13 Corridor Plan.
2. Develop an overlay zoning district for the Route 600 corridor in order to maintain its character as neighborhood road.
3. Develop as part of the Town zoning ordinance adequate set backs to maintain visual sight lines at intersections.
4. Develop design guidelines for billboards as part of the Town zoning ordinance.
5. Develop revisions to the Nassawadox Town Zoning Ordinance to require a buffer between the railroad and adjacent land uses.

Community Facilities.

Goals

1. To insure that future development includes landscaping features that add to the aesthetic appeal of the Town.
2. To maintain existing community facilities, such as the recreational facilities, sidewalks, street lighting, streets, and promote the establishment of new community facilities.
3. To meet the Virginia mandates for solid waste planning.
4. To establish an official Town Hall within Nassawadox.
5. To identify and demolish structures unfit for rehabilitation.
6. To be open to discussions regarding regional central water and sewer facilities with Northampton County officials.

Objectives

1. Develop landscaping design guidelines as part of the Town zoning and subdivision ordinance.
2. Develop a capital improvements plan to ensure that community facilities, such as, recreational areas, sidewalks, streets, and street lighting are maintained, improved and expanded.

3. Develop, adopt and implement a solid waste management plan for the town or participate in regional plan.
4. Create a committee to study the feasibility of establishing a Town Hall.
5. Identify, through a town survey, structures within the Town that are unfit for rehabilitation and encourage the demolishing of such structures.

IV. PLANS AND ACTIONS PROGRAMS

Nassawadox's existing resources, needs and concerns were described in detail in Chapter II. Nassawadox must now develop specific plans and courses of action for the future. This section provides plans and action programs designed to meet the objectives set forth by the goals and objectives outlined in Chapter III. The purpose of this section is to provide development guidelines and proposed future land uses that are designed to insure that future growth takes place in a coordinated and compatible manner.

Many, but not all, of the issues, needs and concerns identified in Chapter II are addressed here. Availability of resources and the degree of local factors were considered in an attempt to develop a realistic program for Nassawadox.

Town citizens should bear in mind that even the most realistic or conservative plans may not be fully implemented as intended, for any number of reasons. Therefore, the recommendations outlined in this plan should be viewed as targets, not as firm commitments or mandates. If desired results are not achieved, an evaluation should be conducted to determine the reasons so the Town can decide whether to continue to pursue the original objective or to modify it.

Natural Resources Plan. Natural resources issues revolve around four main issues: 1) protecting the quality of ground water, 2) managing the quantity of ground water, 3) improving drainage, and 4) maintaining the quality of surface waters. These issues are interrelated and generally extend beyond town limits, affecting all of the Eastern Shore. For example, development, whether for commercial, residential, industrial or agricultural purposes, creates the demand for water use. Water use impacts the quality and quantity of ground and surface waters. Clearing land of its natural vegetation alters the ability of land to retain and improve the quality of rain water. The creation of impervious surfaces reduces the land area that can provide ground water recharge. Storm water drainage problems are caused by an inability of land to retain rain water naturally. Water quality problems of the Chesapeake Bay have been linked, through U.S. Environmental Protection Agency Studies, to an over abundance of sediments, nutrients and other materials carried to the Bay by point and nonpoint sources. In areas of Virginia and the U.S., high nitrogen counts in ground water have been linked to leachate from septic systems and fertilizer use. In order to reduce the impact of development on natural resources, planning solutions can be implemented by the community.

Planning solutions place responsibility on individuals to develop with a minimum impact to natural resources. Planning solutions include zoning and subdivision ordinance amendments that require development to meet performance standards. The goal of any

performance standards for Nassawadox is to insure that each development retains storm water, provides water quality improvement measures, and maintains area for ground water recharge. Implementation of the Chesapeake Bay Preservation Act regulations would provide the Town with a set of performance standards intended to protect surface waters and manage storm water which will also provide protection to groundwater.

Proposed Action

1. Nassawadox should develop a working relationship with the Virginia State Water Control Board, Northampton County and Accomack County in the management and protection of ground water. The first step in this process would be to participate in the activities of the Eastern Shore of Virginia Ground Water Study Committee. This Committee is in the process of developing land use guidelines for the protection of ground water. The recommendations should be reviewed by the Town for local implementation.
2. The Town Council should adopt a policy for commenting on Permits issued by the VSWCB that require a public hearing. The policy should: 1) establish a review committee, 2) establish a method for the committee's recommendation to be presented to the Town Council and 3) establish the procedure for the Town Council to develop written comments that would become part of the VSWCB public hearing record.
3. Adopt a local Chesapeake Bay Preservation Act Program through revisions to the Town zoning, subdivision and erosion and sediment control ordinances as required by the regulations adopted on September 20, 1989 by the Chesapeake Bay Local Assistance Department.

Housing Plan. The majority of residential housing stock in Nassawadox is in good condition. However, a 1990 housing conditions survey identified 20 percent of the total housing stock as being in substandard condition. In order to develop a comprehensive housing plan for improving the housing stock, Nassawadox applied for and received a Virginia Department of Housing and Community Development (VDHCD) Planning Grant. The Planning Grant will be used to develop a plan to improve the existing housing stock. The Planning Grant should be followed in March by VDHCD Block Grant application to implement the recommendations of the Planning Grant.

In addition to the Planning Grant, the Town should develop land use regulations to protect residential areas from encroachment by traffic congestion, noise, pollution and other nuisances that may be created by adjacent land uses. The Nassawadox Future Land Use Map should define areas within the Town to be set aside for a variety of land uses including: single-family, multi-family, and

single-wide mobile home residential uses.

Proposed Action

1. Implement the housing program developed through the VDHCD Planning Grant.
2. Revise zoning ordinance to require buffers between residential and other land use activities.
3. Define, through the Nassawadox Future Land Use Map, areas within the Town to be set aside for single-family, multi-family and single-wide mobile home residential uses.

Economic Plan. Economic opportunities within Northampton County and Nassawadox are presently limited. Residents of Northampton County have some of the lowest average income levels in the State. Industry within Nassawadox is for the most part limited to health services. Health services located in Nassawadox include the Northampton-Accomack Memorial Hospital, a nursing home and a number of medical offices. The Northampton County Health Department is located adjacent to the Town limits. The hospital is one of the Eastern Shore's largest employers and growth of the health services industry will work to improve the economic standing of residents. However, in order to provide residents opportunities for economic improvement, there is a need to diversify the economy. Nassawadox can provide the opportunity for commercial and industrial growth through the use of zoning. In addition, there are a number of areas where offices and residential uses currently coexist and this trend can be encouraged through zoning.

Potential for commercial growth in the Nassawadox downtown is limited due to its size and therefore commercial business has expanded to U.S. Route 13. Commercial development along U.S. Route 13 is currently limited to the areas around intersections. Infill areas for commercial development do exist. However, few design standards exist for development in Nassawadox. Design standards should be developed to maintain the scale and character of Nassawadox. New development should consider the architectural style of existing buildings and the concept of the Town setting. Major portions of the Town are currently vacant due to soil conditions. In addition, the Northampton County Comprehensive Plan, October 1990, recommends that the area around Nassawadox be developed as an urban village. Therefore, future growth that is directed to the Town will have an impact. The Town should work with the County to have positive influence on growth.

Proposed Action

1. Define, through the Nassawadox Town Future Land Use Map, areas within the Town to be set aside for commercial and industrial land use. Through revisions to the zoning ordinance provide

performance standards for the location of industry within the Town.

2. The Town should develop design standards to be implemented through zoning and subdivision regulations. The design standards should require that new development consider the size, scale architectural style of the Town in development proposals.
3. Develop design standards commercial business locating on U.S. Route 13.
4. The Town should encourage areas that currently contain a mixture of office and residential land uses to continue.

Transportation. The Virginia Department of Transportation (VDOT) prepares traffic counts and projections for future use of U.S. Route 13 on an annual basis. Traffic counts and projections indicate the volume of cars and trucks on U.S. Route 13 has and will continue to increase. In fact, projections indicate that in the future trucks will completely dominate the right hand lane of the highway. In addition, commercial areas have now been established at the intersections of all roads in Nassawadox that intersect with U.S. Route 13. VDOT has prepared a corridor study for U.S. Route 13 to improve safety. While implementation of the study is important, the Town should also develop accessibility and design standards for setbacks, size and for buildings and signs that locate on the highway.

Increased traffic use of Routes 600 and 609 in the future could alter the current . An additional concern of the Town is that as the use of U.S. Route 13 increases, traffic will be diverted to Route 600. Route 600 is currently a neighborhood street, rather than a major arterial road.

The Eastern Shore Railroad runs through the middle of the Town. Presently, in Nassawadox residential and commercial development exists adjacent to the railroad. Buffers do not exist between the railroad and adjacent land uses. The Town currently is using some railroad property as public parking.

Proposed Action

1. Work with VDOT to implement the U.S. Route 13 Corridor Plan by expressing this to VDOT and the Northampton County Board of Supervisors for its inclusion in the six (6) year transportation plan.
2. Revise the Nassawadox Zoning Ordinance to provide design guidelines for U.S. Route 13.
3. Revise the town Zoning Ordinance to provide design guidelines

for billboards.

4. Through revisions to the town Zoning Ordinance establish buffers between the railroad and the adjacent land uses.

Community Facilities Plan. Community facilities include recreation facilities, sidewalks, roads and any services that the town provides through tax collection. The Town should develop a plan for the maintenance of recreation facilities, sidewalks and possible expansion of sidewalks into areas where they do not currently exist. This plan should take the form of a capital improvements program. A capital improvements plan is five- or six-year plan that identifies major projects needed by the town. A capital improvements plan provides cost estimates, funding sources, proposes a priority and time schedule for each project and identifies funding sources and coordinates projects with the comprehensive plan.

Proposed Action

1. Develop a capital improvements plan for the maintenance and improvement of recreational facilities, sidewalks, roads and other facilities.
2. Work with Northampton County to develop and adopt a solid waste management plan.
3. Establish an official Town Hall within Nassawadox.
4. Develop a strategy for the removal of buildings that can not be rehabilitated structures that pose a danger to the general health, safety and welfare of Town residents.

Land Use Plan. The land use plan for the Town of Nassawadox is presented in Map 6, Future Land Use Map, Town of Nassawadox. The Future Land Use Map should serve as guide for decision makers in making land use decisions regarding land use within the Town. The map should be reviewed on an annual basis to ensure that the concepts described here continue to met the changing needs of the Town. The land use plan proposes six (6) categories of land use. Generally, there are three residential categories and three commercial categories. The residential categories provide a mix of single-family, multi-family and office residential land use areas within the town. The commercial categories provide a mix of retail, medical and industrial uses. The categories are described below: (where possible these categories match those found in the Nassawadox Zoning Ordinance and are consistent with the Northampton County Zoning Ordinance, however some differences do exist)

Residential-Single: Single-family homes should be the dominant land use within this category. Any other land uses that would be

allowed should be compatible with single-family dwelling units. The needs of single-family residential development, (safety, reduced traffic, noise, and other nuisances), should be considered first in making land use decisions. Examples of secondary uses appropriate to this district include two family attached dwellings, home occupations, and open space areas.

Residential-Mix: This land use category proposes to allow for a mixture of single-family homes, duplexes, and other forms of dwelling units. Emphasis would be placed on creative development to allow for increased density while promoting the single-family residential nature of Nassawadox. Desired development features include: visual compatibility with adjacent single-family dwellings; internal parking; a limit of four to six attached dwelling units per complex; sidewalks and landscaping.

Residential-Office: This land use category proposes to promote a mixture of residential uses and offices within a specific area of Town. This category is proposed in an area of Town where residential dwellings and offices currently coexist. This category is created to protect and promote the existing blend of land uses. Desired development features include: adequate off-street parking for office uses, adequate buffer between office and residential uses, and the requirement that offices retain a residential exterior appearance.

Commercial-General: This land use category is created to promote general commercial land uses within the town limits. These uses include retail trade, wholesale trade, warehousing and other general commercial uses. This district should be limited to the U.S. Route 13 corridor. Design standards for U.S. Route 13 should be developed to govern setbacks from the highway, size and appearance of signs, and the establishment of service roads should be developed as part of revisions to the zoning ordinance.

Commercial-Office: This land use category is created to promote the health services industry and commercial development within town limits. Land uses are to be consistent with the needs of the community in promoting the health services industry and providing the flexibility to provide economic growth. Such land uses would include, medical offices/complexes, expansion of the hospital or nursing home facilities, pharmacies and other land uses related to the health services industry.

Industrial-Limited: This land use category is created to promote industrial land use within the town. These land uses would meet performance criteria established to minimize any nuisances or environmental impacts. Impacts to be measured include, but are not be limited to: transportation needs, water use, air pollution, and noise pollution.

This proposed future land use pattern does conflict with the existing Northampton County Comprehensive Plan in two distinct areas. One area is between U.S. Route 13 and the Hospital. The County Plan proposes that the area along the highway be developed as commercial and this is consistent with this Plan. However, the County Plan proposes that the area west of U.S. Route 13 and the hospital be developed with residential uses while this Plan recommends that the area become developed commercially. The other area of conflict is located adjacent to the railroad at the south end of the Town. The County Plan recommends that the area become industrial while this Plan recommends that the area be divided with the area east of Route 609 be developed as residential and the area west of Route 609 be developed as industrial.

Proposed Action

1. Amend the Nassawadox Town Zoning Ordinance to be consistent with the Future Land Use Plan contained in the Nassawadox Town Plan.
2. Upon the adoption of this Plan, the Nassawadox Town Council should make a recommendation to Northampton County that the Northampton County Comprehensive Plan be amended to be in agreement with the Nassawadox Town Plan.

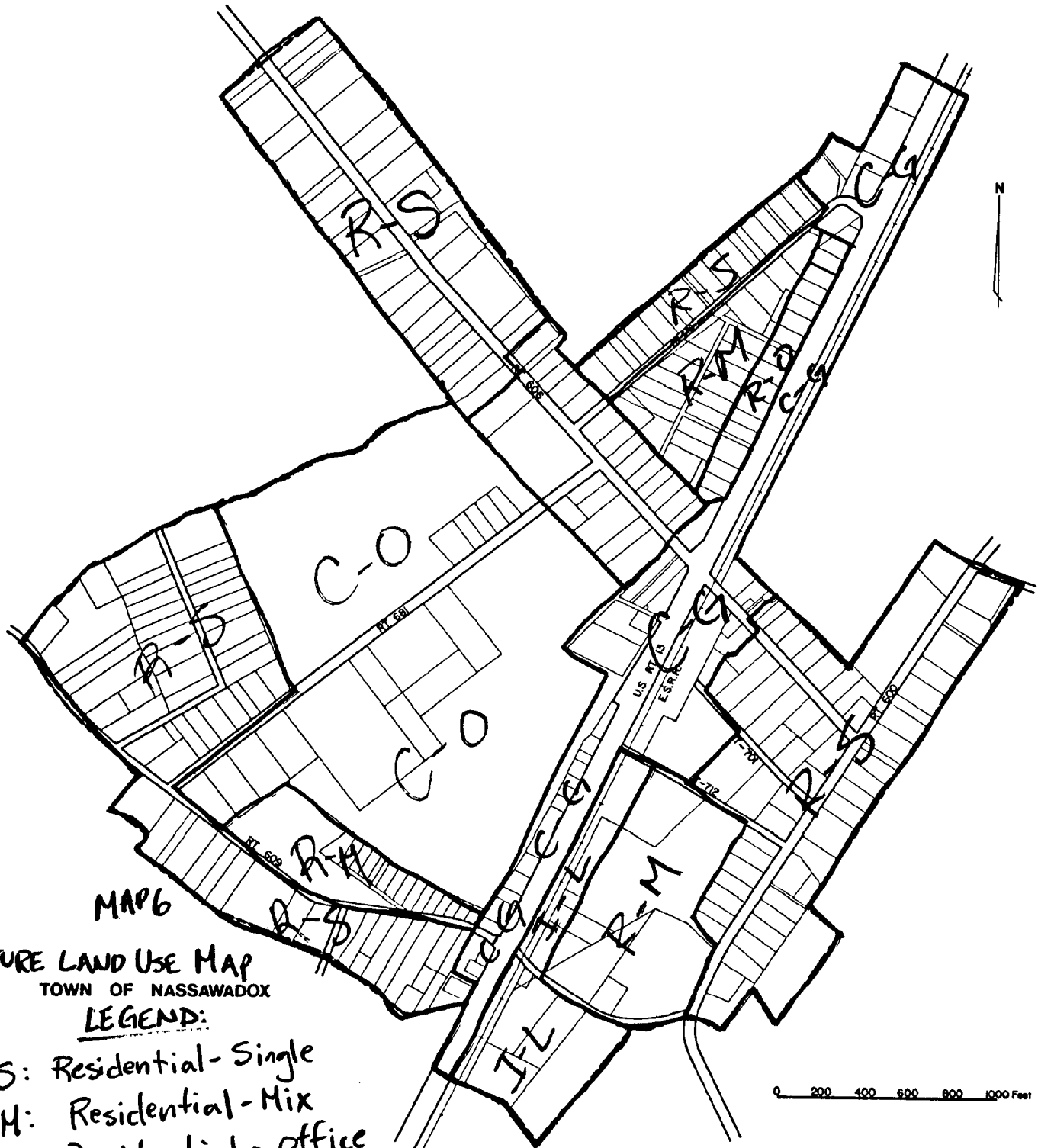
Future Growth Management Plan

Development of the land area around Nassawadox will create the opportunity and the need for services now being provided to Town residents to be extended into outlying areas. At that time the Town will naturally look to extend its boundary to include the areas that are being provided Town services. Another important factor in considering extending the Town boundary is the lack of extra-territorial jurisdiction by the Town. New development that occurs adjacent to the Town will be shaped by Northampton County land use regulations. Due to the limited amount of land left in Nassawadox that can be developed, most new development that occurs in the area will be outside of the Town limits. These factors make it increasingly important for Town officials to work with County officials in insuring that adjacent development is compatible to the Town in terms of use, scale, design and density.

Proposed Action

1. To work with Northampton County elected and planning officials to insure that County goals for land adjacent to the Town Boundary are compatible with Town goals.
2. To review existing services and the feasibility of extending services beyond the Town limits and develop strategies for extending the Town Boundary.

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MAP 6
FUTURE LAND USE MAP
TOWN OF NASSAWADOX

LEGEND:

- R-S: Residential-Single
- R-M: Residential-Mix
- R-O: Residential-office
- C-G: Commercial-General
- C-O: Commercial-Office
- I-L: Industrial-Limited

V. ACTION AGENDA

This Comprehensive Plan has identified needs that either require action by the Planning Commission and Town Council to implement solutions or require future study. Since the Town officials have limited time and resources to work with, it is necessary to set priorities on the actions proposed by this plan.

The following agenda sets the work priorities of the Nassawadox Planning Commission and Town Council as they work to implement the recommendations of this Comprehensive Plan. (Priority A is the highest priority):

Priority A:

- Amend Zoning Ordinance
- Amend Subdivision Ordinance
- Develop a Housing Improvements Plan
- Participation in County Solid Waste Management Plan

Priority B:

- Community Facilities/Improvements Plan
- Transportation Plan

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